

PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

CALL TO ORDER: COMMISSIONERS' BRIEFING, 4:56 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ATTENDANCE:

PRESENT: CHAIRMAN RICHARD TRUESDELL, MEMBERS STEVEN EVANS, BYRON GOYNES, LAURA McSWAIN, AND LEO DAVENPORT

EXCUSED: VICE CHAIRMAN TODD NIGRO

STAFF PRESENT: ROBERT GENZER – PLANNING & DEVELOPMENT DEPT., MARGO WHEELER - PLANNING & DEVELOPMENT DEPT., DAVID CLAPSADDLE – PLANNING & DEVELOPMENT DEPT., KYLE WALTON - PLANNING & DEVELOPMENT DEPT., ANDY REED – PLANNING & DEVELOPMENT DEPT., DAVID GUERRA - PUBLIC WORKS, RICHARD SCHRODER - PUBLIC WORKS, BRYAN SCOTT – CITY ATTORNEY'S OFFICE, ANGELA CROLLI – CITY CLERK'S OFFICE, DEENY ARAUJO – CITY CLERK'S OFFICE

MINUTES:

DAVID CLAPSADDLE, Planning and Development Department, began the Briefing noting the following:

Item 9	TMP-3530	Abeyance to 2/26/2004 Planning Commission meeting
Item 21	DIR-3448	Request to Withdraw Without Prejudice
Item 23	GPA-2046	Request to Withdraw Without Prejudice
Item 59	GPA-3500	Request to Withdraw Without Prejudice
Item 60	VAR-3504	Request to Withdraw Without Prejudice
Item 61	SUP-3503	Abeyance to 2/26/2004 Planning Commission meeting
Item 62	SDR-3505	Abeyance to 2/26/2004 Planning Commission meeting

MR. CLAPSADDLE informed that the Planning Department will initiate the new procedure to open up all abeyance and withdrawal items at one time. Should there be anyone wishing to speak on the abeyance or withdrawal of any of these items, they would be permitted to do so.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Briefing

MINUTES – Continued:

MR. CLAPSADDLE noted that listed on a yellow sheets are the "One Motion/One Vote" applications. Attached to that are letters signed by the applicants agreeing to the conditions and having no objections.

Item 18 [MSP-3493]

This item was added to the list of "One Motion/One Vote" items. The applicant will ask that this item be pulled. MR. CLAPSADDLE stated that when the application is opened, he will read an amendment to the Conditions.

OTHER ITEMS:

MR. CLAPSADDLE recommended Item 27 [SUP-3540] be moved up ahead of Item 26 [SDR-3441].

With regard to non-public hearing Item 94 [SDR-3201], MR. CLAPSADDLE noted that the applicant may request to have this item pulled forward.

CONDITIONS CHANGES:

Item 31 [ZON-3420]

Staff recommends deletion of "SDR-3372" from Condition 1 because that is an incorrect reference.

Item 55 [SDR-3490]

MR. CLAPSADDLE noted that a number of protests were received late in the day. He added that staff's report clearly speaks of enhanced landscaping along the south property line where it abuts up against single family residential. He asked that an amendment be added to Condition 10 for 36-inch box trees, 20 feet on center to provide additional buffering.

Item 74 [SDR-3519]

DAVID GUERRA, Public Works Department, stated that there will a change to Condition 25 which will be addressed when the item is brought forward.

MISCELLANEOUS:

With regard to the Vacation of Del Ray Avenue, he emphasized that no discussion will take place regarding the Social Security Office.

Regarding Item 19 [WVR-3430], COMMISSIONER DAVENPORT asked for clarification of the separation distance pertaining to this request. MR. CLAPSADDLE explained that between street intersections, there needs to be 220 feet. MR. GUERRA clarified that a waiver of Title 18.12.160 to allow 167.74 feet separation where a minimum of 220 feet is required when the right-of-way is 60 feet or more.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Briefing

MINUTES – Continued:

COMMISSIONER DAVENPORT noted that the yellow sheet indicates 68 feet between streets intersections and asked if that number should not be 168. MR. GUERRA replied affirmatively.

Regarding Item 79 [SDR-3501], COMMISSIONER EVANS commented that it appears that staff's recommendation in the report indicates approval yet as you read the report it seems to point towards denial. MR. CLAPSADDLE clarified that staff's recommendation is for denial based on several issues

MEETING ADJOURNED AT 5:04 P.M.

PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE.

THESE PROCEEDINGS ARE BEING PRESENTED LIVE ON KCLV, CABLE CHANNEL 2. THE PLANNING COMMISSION MEETING, AS WELL AS ALL OTHER KCLV PROGRAMMING, CAN BE VIEWED ON THE CITY'S INTERNET AT www.kclv.tv. THE PROCEEDINGS WILL BE REBROADCAST ON KCLV CHANNEL 2 AND THE WEB SATURDAY AT 10:00 AM, THE FOLLOWING MONDAY AT MIDNIGHT AND TUESDAY AT 5:00 PM.

PLEDGE OF ALLEGIANCE was led by CHAIRMAN TRUESDELL.

CALL TO ORDER: 6:00 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

PRESENT: CHAIRMAN RICHARD TRUESDELL, MEMBERS STEVEN EVANS, BYRON GOYNES, LAURA McSWAIN, AND LEO DAVENPORT

EXCUSED: VICE CHAIRMAN TODD NIGRO

STAFF PRESENT: ROBERT GENZER – PLANNING & DEVELOPMENT DEPT., MARGO WHEELER - PLANNING & DEVELOPMENT DEPT., DAVID CLAPSADDLE – PLANNING & DEVELOPMENT DEPT., KYLE WALTON - PLANNING & DEVELOPMENT DEPT., ANDY REED – PLANNING & DEVELOPMENT DEPT., DAVID GUERRA - PUBLIC WORKS, RICHARD SCHRODER - PUBLIC WORKS, BRYAN SCOTT – CITY ATTORNEY'S OFFICE, ANGELA CROLLI – CITY CLERK'S OFFICE, DEENY ARAUJO – CITY CLERK'S OFFICE

(6:00)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

SUBJECT:

Approval of the minutes of the December 18, 2003, Planning Commission Meeting

MOTION:

GOYNES - APPROVED – UNANIMOUS with NIGRO excused

MINUTES:

There was no discussion.

(6:03)

1-43

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

CHAIRMAN TRUESDELL announced the subdivision items could be appealed by the applicant or aggrieved person or a review requested by a member of the City Council.

ACTIONS:

ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

CHAIRMAN TRUESDELL read the statement on the order of the items and the time limitations on persons wishing to be heard on an item.

ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

CHAIRMAN TRUESDELL noted the Rules of Conduct.

PLANNING COMMISSION MEETING RULES OF CONDUCT.

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received, the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - TMP-3341 - EAST VAN BUREN SINGLE FAMILY - CITATION HOMES ON BEHALF OF CARL W. & RUTH HEAVIN AND DESERT MOBILE HOME PARK, LIMITED LIABILITY COMPANY - Request for a Tentative Map FOR AN 18 LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 2.46 acres at 4441 East Van Buren Avenue (APN: 140-29-101-002 and 005), R-MHP (Residential Mobile Home Park) Zone under Resolution of Intent to R-CL (Single Family Compact-Lot) [PROPOSED: R-CL (Single-Family Compact-Lot)], Ward 3 (Reese).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES – APPROVED Items 1-8 and 10-15 subject to conditions – UNANIMOUS with McSWAIN abstaining on Item 3 [TMP-3524], Item 4 [TMP-3525], Item 5 [TMP-3526], Item 6 [TMP-3527], Item 7 [TMP-3528], and Item 8 [TMP-3529] as her firm is in pending litigation with D.R. Horton and Item 11 [TMP-3436] as her firm has an existing contract with a sister-company of Pulte Homes and Item 12 [TMP-3442] as her company is currently under contract with KB Homes and Item 14 [TMP-3468] as her firm is awaiting final payment on a project from Signature Homes and TRUESDELL abstaining on Item 11 [TMP-3436] inasmuch as an agent in his office has a business transaction with Pulte Homes and NIGRO excused.

This is Final Action.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 1 – TMP-3341

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

(5:15 – 5:23)

1-179

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the Conditions of Approval for Rezoning case (ZON-3138) and all other site related activity.
3. Prior to submittal for a Final Map Technical Review or for review of Civil Improvement plans, whichever occurs first, a revised Tentative Map depicting all required setbacks shall be approved by the Planning and Development Department and Public Works Department staff.
4. Street names must be provided in accordance with the City's Street Naming Regulations.
5. All perimeter walls, including a combination of retaining and screen walls, shall not exceed eight feet in height, measured from the base of the retaining wall, without appropriate setbacks.
6. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

7. PMP-2385 must record prior to the recordation of a Final Map.
8. Site development to comply with all applicable conditions of approval for PMP-2385, ZON-3138 and all other site-related actions.
9. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

TMP-3272 - DURANGO SQUARE - GEORGE RAINHART ARCHITECTS ON BEHALF OF PP LAND, LIMITED PARTNERSHIP - Request for a Tentative Map FOR A TWO LOT COMMERCIAL SUBDIVISION on 4.91 acres adjacent to the northeast corner of El Capitan Way and Durango Drive (APN: 125-17-601-011), T-C (Town Center) Zone, Ward 6 (Mack).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES – APPROVED Items 1-8 and 10-15 subject to conditions – UNANIMOUS with McSWAIN abstaining on Item 3 [TMP-3524], Item 4 [TMP-3525], Item 5 [TMP-3526], Item 6 [TMP-3527], Item 7 [TMP-3528], and Item 8 [TMP-3529] as her firm is in pending litigation with D.R. Horton and Item 11 [TMP-3436] as her firm has an existing contract with a sister-company of Pulte Homes and Item 12 [TMP-3442] as her company is currently under contract with KB Homes and Item 14 [TMP-3468] as her firm is awaiting final payment on a project from Signature Homes and TRUESDELL abstaining on Item 11 [TMP-3436] inasmuch as an agent in his office has a business transaction with Pulte Homes and NIGRO excused.

This is Final Action.

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

(5:15 – 5:23)

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 2 – TMP-3272

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the Conditions of Approval for Site Development Plan Review (SDR-3191), and all other site related activity.
3. Prior to submittal for a Final Map Technical Review or for review of Civil Improvement plans, whichever occurs first, a revised Tentative Map depicting all required setbacks shall be approved by the Planning and Development Department and Public Works Department staff.
4. All perimeter walls, including a combination of retaining and screen walls, shall not exceed eight feet in height, measured from the base of the retaining wall, without appropriate setbacks.
5. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

6. Sewer service for this commercial subdivision shall be shown in accordance with one of the following three alternatives, and the appropriate Note shall appear on the face of the recorded Final Map:
 - I. Onsite sewers, 8-inches in diameter or larger, are public sewers within 20 foot wide dedicated public sewer easements.
 - II. Onsite sewers are a common element privately owned and maintained per the Conditions, Covenants, and Restrictions (CC&Rs) of this commercial subdivision.
 - III. Onsite sewers are a common element privately owned and maintained per the Joint Use Agreement of this commercial subdivision.
7. Site development to comply with all applicable conditions of approval for SDR-3191 and all other subsequent site-related actions.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 2 – TMP-3272

CONDITIONS - Continued:

8. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

TMP-3524 - LOG CABIN RANCH UNIT 1 - D.R. HORTON ON BEHALF OF LAS VEGAS DUNES, INC. - Request for a Tentative Map FOR A 73 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 48.6 acres adjacent to the southeast corner of Durango Drive and Moccasin Road (APN: 125-04-001-009), R-E (Residence Estates) Zone under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre), Ward 6 (Mack).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES – APPROVED Items 1-8 and 10-15 subject to conditions – UNANIMOUS with McSWAIN abstaining on Item 3 [TMP-3524], Item 4 [TMP-3525], Item 5 [TMP-3526], Item 6 [TMP-3527], Item 7 [TMP-3528], and Item 8 [TMP-3529] as her firm is in pending litigation with D.R. Horton and Item 11 [TMP-3436] as her firm has an existing contract with a sister-company of Pulte Homes and Item 12 [TMP-3442] as her company is currently under contract with KB Homes and Item 14 [TMP-3468] as her firm is awaiting final payment on a project from Signature Homes and TRUESDELL abstaining on Item 11 [TMP-3436] inasmuch as an agent in his office has a business transaction with Pulte Homes and NIGRO excused.

This is Final Action.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 3 – TMP-3524

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

NOTE: Subsequent to the meeting, staff ascertained that Condition 2 of Item 3 [TMP-3524], Item 4 [TMP-3525], Item 5 [TMP-3526], Item 6 [TMP-3527], Item 7 [TMP-3528], and Item 8 [TMP-3529] incorrectly identified Rezoning cases Z-0085-01(1), Z-0033-01 and ROC-6053. The correct Rezoning cases to be identified in each Condition 2 should be ***Z-0001-99, Z-0041-98 and ROC-3053.***

(5:15 – 5:23)

1-179

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the Conditions of Approval for Rezoning cases [Z-0085-01(1)] and [Z-0033-01(1)], ROC-6053, SDR-1395, TMP-3055, and all other site related activity.
3. Prior to submittal for a Final Map Technical Review or for review of Civil Improvement plans, whichever occurs first, a revised Tentative Map depicting all required setbacks shall be approved by the Planning and Development Department and Public Works Department staff.
4. Street names must be provided in accordance with the City's Street Naming Regulations.
5. All perimeter walls, including a combination of retaining and screen walls, shall not exceed eight feet in height, measured from the base of the retaining wall, without appropriate setbacks.
6. All development is subject to the conditions of City Departments and State Subdivision Statutes.
7. Unit 1 shall be recorded before any of the other six Units in this development.

Public Works

8. The Final Map for the overall Log Cabin Ranch subdivision [TMP-3055] must record prior to recordation of a Final Map for this unit, unless otherwise allowed by the City Engineer.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 3 – TMP-3524

CONDITIONS - Continued:

9. If not previously dedicated by the Master developer at the time of development, dedicate 50 feet of right-of-way adjacent to this site for Durango Drive, 50 feet for Moccasin Road, and the full width of 70 feet for Cabin Street at Durango Drive that transitions to 60 feet adjacent to this site and a 54 foot radius on the northeast corner of Cabin Street at Durango Drive. Also dedicate and construct turn lanes per standard drawing 201.1 at the intersection of Durango Drive and Moccasin Road, a bus stop on Moccasin Road, and deceleration lanes on Moccasin Road at the access points to this site as required by the Department of Public Works, unless specifically noted as not required in an approved update to the Traffic Impact Analysis.
10. Construct half-street improvements including appropriate overpaving (if legally able) on Moccasin Road, Cabin Street, and Durango Drive adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, 5 feet past the boundary of this site prior to construction of hard surfacing (asphalt or concrete).
11. Coordinate with the Collection Systems Planning section of the Department of Public Works to discuss issues related to the proposed sanitary sewer alignment. We note that the proposed alignment requires off-site easements through Floyd Lamb State Park. Provide public sewer easements for all offsite public sewers not located within existing public street right-of-way prior to approval of construction drawings, the issuance of any permits or the recordation of a Final Map for this site whichever occurs first.
12. Provide pedestrian walkway easements for all sidewalks not located within the public street right-of-way adjacent to public streets.
13. Submit an Encroachment Agreement for all landscaping and private improvements located in the public right-of-way adjacent to this site prior to occupancy of this site.
14. Landscape and maintain all unimproved right(s)-of-way adjacent to this site.
15. Site development to comply with all applicable conditions of approval for Z-0001-99, Z-0009-99, SDR-1395, TMP-3055, and all other subsequent site-related actions.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 3 – TMP-3524

CONDITIONS - Continued:

16. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations. We note at this time that Cabin Street does not meet current standards as presented on this Tentative Map and must obtain a deviation from standards.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**PLANNING COMMISSION MEETING OF: JANUARY 22, 2004****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☒**CONSENT**☐**DISCUSSION****SUBJECT:**

TMP-3525 - LOG CABIN RANCH UNIT 2 - D.R. HORTON ON BEHALF OF LAS VEGAS DUNES, INC. - Request for a Tentative Map FOR A 103 LOT SINGLE FAMILY SUBDIVISION on 32.2 acres adjacent to the southeast corner of Durango Drive and Moccasin Road (a portion of APN: 125-04-001-009), R-E (Residence Estates) Zone under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre), Ward 6 (Mack).

P.C.: FINAL ACTION**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES – APPROVED Items 1-8 and 10-15 subject to conditions – **UNANIMOUS** with McSWAIN abstaining on Item 3 [TMP-3524], Item 4 [TMP-3525], Item 5 [TMP-3526], Item 6 [TMP-3527], Item 7 [TMP-3528], and Item 8 [TMP-3529] as her firm is in pending litigation with D.R. Horton and Item 11 [TMP-3436] as her firm has an existing contract with a sister-company of Pulte Homes and Item 12 [TMP-3442] as her company is currently under contract with KB Homes and Item 14 [TMP-3468] as her firm is awaiting final payment on a project from Signature Homes and TRUESDELL abstaining on Item 11 [TMP-3436] inasmuch as an agent in his office has a business transaction with Pulte Homes and NIGRO excused.

This is Final Action.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 4 – TMP-3525

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

NOTE: Subsequent to the meeting, staff ascertained that Condition 2 of Item 3 [TMP-3524], Item 4 [TMP-3525], Item 5 [TMP-3526], Item 6 [TMP-3527], Item 7 [TMP-3528], and Item 8 [TMP-3529] incorrectly identified Rezoning cases Z-0085-01(1), Z-0033-01 and ROC-6053. The correct Rezoning cases to be identified in each Condition 2 should be ***Z-0001-99, Z-0041-98 and ROC-3053.***

(5:15 – 5:23)

1-179

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the Conditions of Approval for Rezoning cases [Z-0085-01(1)] and [Z-0033-01(1)], ROC-6053, SDR-1395, TMP-3055, and all other site related activity.
3. Prior to submittal for a Final Map Technical Review or for review of Civil Improvement plans, whichever occurs first, a revised Tentative Map depicting all required setbacks shall be approved by the Planning and Development Department and Public Works Department staff.
4. Street names must be provided in accordance with the City's Street Naming Regulations.
5. All perimeter walls, including a combination of retaining and screen walls, shall not exceed eight feet in height, measured from the base of the retaining wall, without appropriate setbacks.
6. All development is subject to the conditions of City Departments and State Subdivision Statutes.
7. Unit 1 shall be recorded before any of the other six Units in this development.

Public Works

8. The Final Map for the overall Log Cabin Ranch subdivision [TMP-3055] must record prior to recordation of a Final Map for this unit, unless otherwise allowed by the City Engineer.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 4 – TMP-3525

CONDITIONS - Continued:

9. If not previously dedicated by the Master developer at the time of development, dedicate a half street right-of-way of 50 feet for Durango Drive, and the full width of 70 feet for Cabin Street at Durango Drive that transitions to 60 feet adjacent to this site and a 54 foot radius on the southeast corner of Cabin Street at Durango Drive. Also dedicate and construct a deceleration lane on Durango Drive at Cabin Street as required by the Department of Public Works, unless specifically noted as not required in an approved update to the Traffic Impact Analysis.
10. Construct and provide appropriate ingress/egress rights for the full width of the proposed private entry street, Shasta Street, concurrent with development of this site.
11. Construct half-street improvements including appropriate overpaving (if legally able) on Cabin Street, and Durango Drive adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, 5 feet past the boundary of this site prior to construction of hard surfacing (asphalt or concrete).
12. Coordinate with the Collection Systems Planning section of the Department of Public Works to discuss issues related to the proposed sanitary sewer alignment. We note that the proposed alignment requires off-site easements through Floyd Lamb State Park. Provide public sewer easements for all offsite public sewers not located within existing public street right-of-way prior to approval of construction drawings, the issuance of any permits or the recordation of a Final Map for this site whichever occurs first.
13. Provide pedestrian walkway easements for all sidewalks not located within the public street right-of-way adjacent to public streets.
14. Submit an Encroachment Agreement for all landscaping and private improvements located in the public right-of-way adjacent to this site prior to occupancy of this site.
15. Landscape and maintain all unimproved right(s)-of-way adjacent to this site.
16. Site development to comply with all applicable conditions of approval for Z-0001-99, Z-0009-99, SDR-1395, TMP-3055, and all other subsequent site-related actions.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 4 – TMP-3525

CONDITIONS - Continued:

17. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations. We note at this time that Cabin Street does not meet current standards as presented on this Tentative Map and must obtain a deviation from standards.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**PLANNING COMMISSION MEETING OF: JANUARY 22, 2004****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☒**CONSENT**☐**DISCUSSION****SUBJECT:**

TMP-3526 - LOG CABIN RANCH UNIT 3 - D.R. HORTON ON BEHALF OF LAS VEGAS DUNES, INC. - Request for a Tentative Map FOR A 110 LOT SINGLE FAMILY SUBDIVISION on 45.8 acres adjacent to the southeast corner of Durango Drive and Moccasin Road (a portion of APN: 125-04-001-002, 006, 009 and 011), R-E (Residence Estates) Zone under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre), Ward 6 (Mack).

P.C.: FINAL ACTION**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES – APPROVED Items 1-8 and 10-15 subject to conditions – **UNANIMOUS** with McSWAIN abstaining on Item 3 [TMP-3524], Item 4 [TMP-3525], Item 5 [TMP-3526], Item 6 [TMP-3527], Item 7 [TMP-3528], and Item 8 [TMP-3529] as her firm is in pending litigation with D.R. Horton and Item 11 [TMP-3436] as her firm has an existing contract with a sister-company of Pulte Homes and Item 12 [TMP-3442] as her company is currently under contract with KB Homes and Item 14 [TMP-3468] as her firm is awaiting final payment on a project from Signature Homes and TRUESELL abstaining on Item 11 [TMP-3436] inasmuch as an agent in his office has a business transaction with Pulte Homes and NIGRO excused.

This is Final Action.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 5 – TMP-3526

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

NOTE: Subsequent to the meeting, staff ascertained that Condition 2 of Item 3 [TMP-3524], Item 4 [TMP-3525], Item 5 [TMP-3526], Item 6 [TMP-3527], Item 7 [TMP-3528], and Item 8 [TMP-3529] incorrectly identified Rezoning cases Z-0085-01(1), Z-0033-01 and ROC-6053. The correct Rezoning cases to be identified in each Condition 2 should be ***Z-0001-99, Z-0041-98 and ROC-3053.***

(5:15 – 5:23)

1-179

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the Conditions of Approval for Rezoning cases [Z-0085-01 (1)] and [Z-0033-01 (1)], ROC-6053, SDR-1395, TMP-3055, and all other site related activity.
3. Prior to submittal for a Final Map Technical Review or for review of Civil Improvement plans, whichever occurs first, a revised Tentative Map depicting all required setbacks shall be approved by the Planning and Development Department and Public Works Department staff.
4. Street names must be provided in accordance with the City's Street Naming Regulations.
5. All perimeter walls, including a combination of retaining and screen walls, shall not exceed eight feet in height, measured from the base of the retaining wall, without appropriate setbacks.
6. All development is subject to the conditions of City Departments and State Subdivision Statutes.
7. Unit 1 shall be recorded before any of the other six Units in this development.

Public Works

8. The Final Map for the overall Log Cabin Ranch subdivision [TMP-3055] must record prior to recordation of a Final Map for this unit, unless otherwise allowed by the City Engineer.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 5 – TMP-3526

CONDITIONS - Continued:

9. Unit 1 and/or Unit 2 must record prior to the recordation of this final map to provide legal access.
10. If not previously dedicated by the Master developer at the time of development, dedicate 50 feet for Mocassin Road, the full width of 60 feet for Cabin Street that transitions to 42 feet adjacent to this site and the right-of-way to terminate Cabin Street in a manner acceptable to the Department of Public Works. Also dedicate and construct a deceleration lane on Moccasin Road at the access point to this site as required by the Department of Public Works, unless specifically noted as not required in an approved update to the Traffic Impact Analysis.
11. Construct half-street improvements including appropriate overpaving (if legally able) on Cabin Street including the complete cul-de-cac bulb terminus, and Moccasin Road adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, 5 feet past the boundary of this site prior to construction of hard surfacing (asphalt or concrete).
12. Coordinate with the Collection Systems Planning section of the Department of Public Works to discuss issues related to the proposed sanitary sewer alignment. We note that the proposed alignment requires off-site easements through Floyd Lamb State Park. Provide public sewer easements for all offsite public sewers not located within existing public street right-of-way prior to approval of construction drawings, the issuance of any permits or the recordation of a Final Map for this site whichever occurs first.
13. Provide pedestrian walkway easements for all sidewalks not located within the public street right-of-way adjacent to public streets.
14. Submit an Encroachment Agreement for all landscaping and private improvements located in the public right-of-way adjacent to this site prior to occupancy of this site.
15. Landscape and maintain all unimproved right(s)-of-way adjacent to this site.
16. Site development to comply with all applicable conditions of approval for Z-0001-99, Z-0009-99, SDR-1395, TMP-3055, and all other subsequent site-related actions.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 5 – TMP-3526

CONDITIONS - Continued:

17. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations. We note at this time that Cabin Street does not meet current standards as presented on this Tentative Map and must obtain a deviation from standards.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☒

CONSENT

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DISCUSSION

SUBJECT:

TMP-3527 - LOG CABIN RANCH UNIT 4 - D.R. HORTON ON BEHALF OF LAS VEGAS DUNES, INC. - Request for a Tentative Map FOR AN 84 LOT SINGLE FAMILY SUBDIVISION on 25.5 acres approximately 1,350 feet east of Durango Drive, and 1,300 feet south of Moccasin Road (a portion APN: 125-04-001-006 and 007), R-E (Residence Estates) Zone under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre), Ward 6 (Mack).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES – APPROVED Items 1-8 and 10-15 subject to conditions – **UNANIMOUS** with McSWAIN abstaining on Item 3 [TMP-3524], Item 4 [TMP-3525], Item 5 [TMP-3526], Item 6 [TMP-3527], Item 7 [TMP-3528], and Item 8 [TMP-3529] as her firm is in pending litigation with D.R. Horton and Item 11 [TMP-3436] as her firm has an existing contract with a sister-company of Pulte Homes and Item 12 [TMP-3442] as her company is currently under contract with KB Homes and Item 14 [TMP-3468] as her firm is awaiting final payment on a project from Signature Homes and TRUESDELL abstaining on Item 11 [TMP-3436] inasmuch as an agent in his office has a business transaction with Pulte Homes and NIGRO excused.

This is Final Action.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 6 – TMP-3527

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

NOTE: Subsequent to the meeting, staff ascertained that Condition 2 of Item 3 [TMP-3524], Item 4 [TMP-3525], Item 5 [TMP-3526], Item 6 [TMP-3527], Item 7 [TMP-3528], and Item 8 [TMP-3529] incorrectly identified Rezoning cases Z-0085-01(1), Z-0033-01 and ROC-6053. The correct Rezoning cases to be identified in each Condition 2 should be ***Z-0001-99, Z-0041-98 and ROC-3053.***

(5:15 – 5:23)

1-179

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the Conditions of Approval for Rezoning cases [Z-0085-01 (1)] and [Z-0033-01 (1)], ROC-6053, SDR-1395, TMP-3055, and all other site related activity.
3. Prior to submittal for a Final Map Technical Review or for review of Civil Improvement plans, whichever occurs first, a revised Tentative Map depicting all required setbacks shall be approved by the Planning and Development Department and Public Works Department staff.
4. Street names must be provided in accordance with the City's Street Naming Regulations.
5. All perimeter walls, including a combination of retaining and screen walls, shall not exceed eight feet in height, measured from the base of the retaining wall, without appropriate setbacks.
6. All development is subject to the conditions of City Departments and State Subdivision Statutes.
7. Unit 1 shall be recorded before any of the other six Units in this development.

Public Works

8. The Final Map for the overall Log Cabin Ranch subdivision [TMP-3055] must record prior to recordation of a Final Map for this unit, unless otherwise allowed by the City Engineer.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 6 – TMP-3527

CONDITIONS - Continued:

9. Unit 2 must record prior to the recordation of this final map to provide legal access.
10. If not previously dedicated by the Master developer at the time of development, dedicate the full width of 60 feet for Cabin Street that transitions to 42 feet adjacent to this site and the right-of-way to terminate Cabin Street in a manner acceptable to the Department of Public Works.
11. Construct half-street improvements including appropriate overpaving (if legally able) on Cabin Street including the complete cul-de-sac bulb terminus adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, 5 feet past the boundary of this site prior to construction of hard surfacing (asphalt or concrete).
12. Construct and provide appropriate ingress/egress rights for the full width of the proposed private entry street, Shasta Street, concurrent with development of this site.
13. Coordinate with the Collection Systems Planning section of the Department of Public Works to discuss issues related to the proposed sanitary sewer alignment. We note that the proposed alignment requires off-site easements through Floyd Lamb State Park. Provide public sewer easements for all offsite public sewers not located within existing public street right-of-way prior to approval of construction drawings, the issuance of any permits or the recordation of a Final Map for this site whichever occurs first.
14. Provide pedestrian walkway easements for all sidewalks not located within the public street right-of-way adjacent to public streets.
15. Submit an Encroachment Agreement for all landscaping and private improvements located in the public right-of-way adjacent to this site prior to occupancy of this site.
16. Landscape and maintain all unimproved right(s)-of-way adjacent to this site.
17. Site development to comply with all applicable conditions of approval for Z-0001-99, Z-0009-99, SDR-1395, TMP-3055, and all other subsequent site-related actions.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 6 – TMP-3527

CONDITIONS - Continued:

18. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations. We note at this time that Cabin Street does not meet current standards as presented on this Tentative Map and must obtain a deviation from standards.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**PLANNING COMMISSION MEETING OF: JANUARY 22, 2004****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☒**CONSENT**☐**DISCUSSION****SUBJECT:**

TMP-3528 - LOG CABIN RANCH UNIT 5 - D.R. HORTON ON BEHALF OF LAS VEGAS DUNES, INC. - Request for a Tentative Map FOR A 79 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 30 acres north of Log Cabin Way, approximately 2,600 feet east of Durango Drive (a portion of APN: 125-04-001-008), R-E (Residence Estates) Zone under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre), Ward 6 (Mack).

P.C.: FINAL ACTION**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES – APPROVED Items 1-8 and 10-15 subject to conditions – **UNANIMOUS** with McSWAIN abstaining on Item 3 [TMP-3524], Item 4 [TMP-3525], Item 5 [TMP-3526], Item 6 [TMP-3527], Item 7 [TMP-3528], and Item 8 [TMP-3529] as her firm is in pending litigation with D.R. Horton and Item 11 [TMP-3436] as her firm has an existing contract with a sister-company of Pulte Homes and Item 12 [TMP-3442] as her company is currently under contract with KB Homes and Item 14 [TMP-3468] as her firm is awaiting final payment on a project from Signature Homes and TRUESDELL abstaining on Item 11 [TMP-3436] inasmuch as an agent in his office has a business transaction with Pulte Homes and NIGRO excused.

This is Final Action.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 7 – TMP-3528

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

NOTE: Subsequent to the meeting, staff ascertained that Condition 2 of Item 3 [TMP-3524], Item 4 [TMP-3525], Item 5 [TMP-3526], Item 6 [TMP-3527], Item 7 [TMP-3528], and Item 8 [TMP-3529] incorrectly identified Rezoning cases Z-0085-01(1), Z-0033-01 and ROC-6053. The correct Rezoning cases to be identified in each Condition 2 should be ***Z-0001-99, Z-0041-98 and ROC-3053.***

(5:15 – 5:23)

1-179

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the Conditions of Approval for Rezoning cases [Z-0085-01(1)] and [Z-0033-01(1)], ROC-6053, SDR-1395, TMP-3055, and all other site related activity.
3. Prior to submittal for a Final Map Technical Review or for review of Civil Improvement plans, whichever occurs first, a revised Tentative Map depicting all required setbacks shall be approved by the Planning and Development Department and Public Works Department staff.
4. Street names must be provided in accordance with the City's Street Naming Regulations.
5. All perimeter walls, including a combination of retaining and screen walls, shall not exceed eight feet in height, measured from the base of the retaining wall, without appropriate setbacks.
6. All development is subject to the conditions of City Departments and State Subdivision Statutes.
7. Unit 1 shall be recorded before any of the other six Units in this development.

Public Works

8. The Final Map for the overall Log Cabin Ranch subdivision [TMP-3055] must record prior to recordation of a Final Map for this unit, unless otherwise allowed by the City Engineer.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 7 – TMP-3528

CONDITIONS - Continued:

9. Unit 3 and/or Unit 4 must record prior to the recordation of this final map to provide legal access.
10. If not previously done by the Master developer at the time of development, construct and dedicate right-of-way to terminate Cabin Street in a manner acceptable to the Department of Public Works. Install all appurtenant underground facilities, if any, adjacent to this site needed for future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, 5 feet past the boundary of this site prior to construction of hard surfacing (asphalt or concrete).
11. Coordinate with the Collection Systems Planning section of the Department of Public Works to discuss issues related to the proposed sanitary sewer alignment. We note that the proposed alignment requires off-site easements through Floyd Lamb State Park. Provide public sewer easements for all offsite public sewers not located within existing public street right-of-way prior to approval of construction drawings, the issuance of any permits or the recordation of a Final Map for this site whichever occurs first.
12. Provide pedestrian walkway easements for all sidewalks not located within the public street right-of-way adjacent to public streets.
13. Submit an Encroachment Agreement for all landscaping and private improvements located in the public right-of-way adjacent to this site prior to occupancy of this site.
14. Landscape and maintain all unimproved right(s)-of-way adjacent to this site.
15. Site development to comply with all applicable conditions of approval for Z-0001-99, Z-0009-99, SDR-1395, TMP-3055, and all other subsequent site-related actions.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 7 – TMP-3528

CONDITIONS - Continued:

16. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations. We note at this time that Cabin Street does not meet current standards as presented on this Tentative Map and must obtain a deviation from standards.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☒

CONSENT

☐

DISCUSSION

SUBJECT:

TMP-3529 - LOG CABIN RANCH UNIT 6 - D.R. HORTON ON BEHALF OF LAS VEGAS DUNES, INC. - Request for a Tentative Map FOR A 73 LOT SINGLE FAMILY SUBDIVISION on 19.7 acres approximately 2,670 feet, and 1,300 feet east of Durango Drive, south of Moccasin Road (a portion of APN: 125-04-001-008), R-E (Residence Estates) Zone under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre), Ward 6 (Mack).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES – APPROVED Items 1-8 and 10-15 subject to conditions – UNANIMOUS with McSWAIN abstaining on Item 3 [TMP-3524], Item 4 [TMP-3525], Item 5 [TMP-3526], Item 6 [TMP-3527], Item 7 [TMP-3528], and Item 8 [TMP-3529] as her firm is in pending litigation with D.R. Horton and Item 11 [TMP-3436] as her firm has an existing contract with a sister-company of Pulte Homes and Item 12 [TMP-3442] as her company is currently under contract with KB Homes and Item 14 [TMP-3468] as her firm is awaiting final payment on a project from Signature Homes and TRUESDELL abstaining on Item 11 [TMP-3436] inasmuch as an agent in his office has a business transaction with Pulte Homes and NIGRO excused.

This is Final Action.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 8 – TMP-3529

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

NOTE: Subsequent to the meeting, staff ascertained that Condition 2 of Item 3 [TMP-3524], Item 4 [TMP-3525], Item 5 [TMP-3526], Item 6 [TMP-3527], Item 7 [TMP-3528], and Item 8 [TMP-3529] incorrectly identified Rezoning cases Z-0085-01(1), Z-0033-01 and ROC-6053. The correct Rezoning cases to be identified in each Condition 2 should be ***Z-0001-99, Z-0041-98 and ROC-3053.***

(5:15 – 5:23)

1-179

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the Conditions of Approval for Rezoning cases [Z-0085-01 (1)] and [Z-0033-01 (1)], ROC-6053, SDR-1395, TMP-3055, and all other site related activity.
3. Prior to submittal for a Final Map Technical Review or for review of Civil Improvement plans, whichever occurs first, a revised Tentative Map depicting all required setbacks shall be approved by the Planning and Development Department and Public Works Department staff.
4. Street names must be provided in accordance with the City's Street Naming Regulations.
5. All perimeter walls, including a combination of retaining and screen walls, shall not exceed eight feet in height, measured from the base of the retaining wall, without appropriate setbacks.
6. All development is subject to the conditions of City Departments and State Subdivision Statutes.
7. Unit 1 shall be recorded before any of the other six Units in this development.

Public Works

8. The Final Map for the overall Log Cabin Ranch subdivision [TMP-3055] must record prior to recordation of a Final Map for this unit, unless otherwise allowed by the City Engineer.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 8 – TMP-3529

CONDITIONS - Continued:

9. Unit 3 and/or Unit 4 must record prior to the recordation of this final map to provide legal access.
10. If not previously done by the Master developer at the time of development, construct and dedicate right-of-way to terminate Cabin Street in a manner acceptable to the Department of Public Works. Install all appurtenant underground facilities, if any, adjacent to this site needed for future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, 5 feet past the boundary of this site prior to construction of hard surfacing (asphalt or concrete).
11. Coordinate with the Collection Systems Planning section of the Department of Public Works to discuss issues related to the proposed sanitary sewer alignment. We note that the proposed alignment requires off-site easements through Floyd Lamb State Park. Provide public sewer easements for all offsite public sewers not located within existing public street right-of-way prior to approval of construction drawings, the issuance of any permits or the recordation of a Final Map for this site whichever occurs first.
12. Provide pedestrian walkway easements for all sidewalks not located within the public street right-of-way adjacent to public streets.
13. Submit an Encroachment Agreement for all landscaping and private improvements located in the public right-of-way adjacent to this site prior to occupancy of this site.
14. Landscape and maintain all unimproved right(s)-of-way adjacent to this site.
15. Site development to comply with all applicable conditions of approval for Z-0001-99, Z-0009-99, SDR-1395, TMP-3055, and all other subsequent site-related actions.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004

Planning and Development Department

Item 8 – TMP-3529

CONDITIONS - Continued:

16. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations. We note at this time that Cabin Street does not meet current standards as presented on this Tentative Map and must obtain a deviation from standards.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☒

CONSENT

☐

DISCUSSION

SUBJECT:

TMP-3530 - LOG CABIN RANCH UNIT 7 - D.R. HORTON ON BEHALF OF LAS VEGAS DUNES, INC. - Request for a Tentative Map FOR A 43 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 15.9 acres adjacent to the west side of Durango Drive between Log Cabin Way and Moccasin Road (APN: 125-05-604-047), R-E (Residence Estates) Zone under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre), Ward 6 (Mack).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES – ABEYANCE to 2/26/2004 Planning Commission meeting – UNANIMOUS with McSWAIN abstaining as her firm is in litigation with D.R. Horton and NIGRO excused

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

DAVID CLAPSADDLE, Planning and Development Department, explained that Public Works Department requested the application be held in abeyance. He noted that the applicant did not agree to the abeyance and there is no letter from the applicant on file.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 9 – TMP-3530

MINUTES – Continued:

DAVID GUERRA, Public Works Department, indicated that a previous zoning condition required that the termination of Ruston Road, Rocky Avenue, and Trails End Avenue be accomplished in a manner acceptable to the Department of Public Works. In this regard, he recommended Item 9 [TMP-3530] be held in abeyance pending receipt of the information as to how that requirement would be met.

Seeing as the applicant did not appear to represent his application, MR. CLAPSADDLE recommended the application be held in abeyance to the 2/26/2004 Planning Commission meeting

(5:23 – 5:24/8:55)

1-284/3-1482

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☒

CONSENT

☐

DISCUSSION

SUBJECT:

TMP-3435 - LONGFORD @ LAKE MEAD (A COMMERCIAL SUBDIVISION) - LONGFORD AT LAKE MEAD, LIMITED LIABILITY COMPANY ON BEHALF OF MURTAUGH FAMILY LIVING - Request for a Tentative Map FOR A TWO LOT COMMERCIAL SUBDIVISION on 6.91 acres adjacent to the southeast corner of Lake Mead Boulevard and Tonopah Drive (APN: 139-21-301-011 and 012), R-E (Residence Estates) under Resolution of Intent to C-1 (Limited Commercial), Ward 5 (Weekly).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES – APPROVED Items 1-8 and 10-15 subject to conditions – UNANIMOUS with McSWAIN abstaining on Item 3 [TMP-3524], Item 4 [TMP-3525], Item 5 [TMP-3526], Item 6 [TMP-3527], Item 7 [TMP-3528], and Item 8 [TMP-3529] as her firm is in pending litigation with D.R. Horton and Item 11 [TMP-3436] as her firm has an existing contract with a sister-company of Pulte Homes and Item 12 [TMP-3442] as her company is currently under contract with KB Homes and Item 14 [TMP-3468] as her firm is awaiting final payment on a project from Signature Homes and TRUESDELL abstaining on Item 11 [TMP-3436] inasmuch as an agent in his office has a business transaction with Pulte Homes and NIGRO excused.

This is Final Action.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 10 – TMP-3435

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

(5:15 – 5:23)

1-179

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the Conditions of Approval for Rezoning case (ZON-3335) and all other site related activity (SDR-3340, SUP-3337, SUP-3338, and SUP-3339).
3. Prior to submittal for a Final Map Technical Review or for review of Civil Improvement plans, whichever occurs first, a revised Tentative Map depicting all required setbacks shall be approved by the Planning and Development Department and Public Works Department staff.
4. Street names must be provided in accordance with the City's Street Naming Regulations.
5. All perimeter walls, including a combination of retaining and screen walls, shall not exceed eight feet in height, measured from the base of the retaining wall, without appropriate setbacks.
6. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

7. Sewer service for this commercial subdivision shall be shown in accordance with one of the following three alternatives, and the appropriate Note shall appear on the face of the recorded Final Map:
 - I. Onsite sewers, 8-inches in diameter or larger, are public sewers within 20 foot wide dedicated public sewer easements.
 - II. Onsite sewers are a common element privately owned and maintained per the Conditions, Covenants, and Restrictions (CC&Rs) of this commercial subdivision.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 10 – TMP-3435

CONDITIONS – Continued:

- III. Onsite sewers are a common element privately owned and maintained per the Joint Use Agreement of this commercial subdivision.
- 8. Site development to comply with all applicable conditions of approval for ZON-3335, SDR-3340 and all other subsequent site-related actions.
- 9. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**PLANNING COMMISSION MEETING OF: JANUARY 22, 2004****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☒**CONSENT**☐**DISCUSSION****SUBJECT:**

TMP-3436 - SILVERSTONE RANCH PARCEL 7A - PULTE HOMES ON BEHALF OF PN II, INC. - Request for a Tentative Map FOR A 23 LOT SINGLE FAMILY SUBDIVISION on 8.47 acres adjacent to the west side of Rainbow Boulevard and Monte Viso Drive, approximately 1,450 feet west of Rainbow Boulevard (APN: 125-10-710-047, 050, 001, 002, 004, 005, and 006), R-PD3 (Residential Planned Development – 3 Units Per Acre) Zone, Ward 6 (Mack).

P.C.: FINAL ACTION**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES – APPROVED Items 1-8 and 10-15 subject to conditions – **UNANIMOUS** with McSWAIN abstaining on Item 3 [TMP-3524], Item 4 [TMP-3525], Item 5 [TMP-3526], Item 6 [TMP-3527], Item 7 [TMP-3528], and Item 8 [TMP-3529] as her firm is in pending litigation with D.R. Horton and Item 11 [TMP-3436] as her firm has an existing contract with a sister-company of Pulte Homes and Item 12 [TMP-3442] as her company is currently under contract with KB Homes and Item 14 [TMP-3468] as her firm is awaiting final payment on a project from Signature Homes and TRUESDELL abstaining on Item 11 [TMP-3436] inasmuch as an agent in his office has a business transaction with Pulte Homes and NIGRO excused.

This is Final Action.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 11 – TMP-3436

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

DAVID CLAPSADDLE, Planning and Development Department, for the record, clarified that Condition 5 pertains to the height of the perimeter walls which will be 8 feet high around the entire development and did not refer to the interior walls of the development.

(5:15 – 5:23)

1-179

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the Conditions of Approval for Rezoning case (ZON-3335) and all other site related activity (SDR-3340, SUP-3337, SUP-3338, and SUP-3339).
3. Prior to submittal for a Final Map Technical Review or for review of Civil Improvement plans, whichever occurs first, a revised Tentative Map depicting all required setbacks shall be approved by the Planning and Development Department and Public Works Department staff.
4. Street names must be provided in accordance with the City's Street Naming Regulations.
5. All perimeter walls, including a combination of retaining and screen walls, shall not exceed eight feet in height, measured from the base of the retaining wall, without appropriate setbacks.
6. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

7. Petition of Vacation VAC-2836 must record prior to the recordation of a Final Map for this site.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004

Planning and Development Department

Item 11 – TMP-3436

CONDITIONS - Continued:

8. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
9. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Final Map for this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Final Map, whichever may occur first, if allowed by the City Engineer.
10. All public drainage easements not located within existing public street right-of-way must be common lots to be privately maintained by a homeowner's association or maintenance association.
11. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
12. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.
13. Site development to comply with all applicable conditions of approval for the Silverstone Ranch AKA Mountain Spa Tentative Map, the Silverstone Ranch AKA Mountain Spa Traffic Impact Analysis, Z-0075-91, the Silverstone Ranch AKA Mountain Spa Development Agreement and all other applicable site-related actions.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 11 – TMP-3436

CONDITIONS - Continued:

14. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**PLANNING COMMISSION MEETING OF: JANUARY 22, 2004****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☒**CONSENT**☐**DISCUSSION****SUBJECT:**

TMP-3442 - IRON MOUNTAIN RANCH VILLAGE 12A - KB HOMES ON BEHALF OF IRON MOUNTAIN RANCH ALLIANCE, LIMITED LIABILITY COMPANY - Request for a Tentative Map FOR A 27 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 16.15 acres adjacent to the southeast corner of Brent Lane and Bradley Road (APN: 125-12-601-001, 003, 004, 005, 007, and 125-12-602-003), R-E (Residence Estates) Zone under Resolution of Intent to R-PD2 (Residential Planned Development – 2 Units Per Acre), Ward 6 (Mack).

P.C.: FINAL ACTION**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES – APPROVED Items 1-8 and 10-15 subject to conditions – UNANIMOUS with McSWAIN abstaining on Item 3 [TMP-3524], Item 4 [TMP-3525], Item 5 [TMP-3526], Item 6 [TMP-3527], Item 7 [TMP-3528], and Item 8 [TMP-3529] as her firm is in pending litigation with D.R. Horton and Item 11 [TMP-3436] as her firm has an existing contract with a sister-company of Pulte Homes and Item 12 [TMP-3442] as her company is currently under contract with KB Homes and Item 14 [TMP-3468] as her firm is awaiting final payment on a project from Signature Homes and TRUESDELL abstaining on Item 11 [TMP-3436] inasmuch as an agent in his office has a business transaction with Pulte Homes and NIGRO excused.

This is Final Action.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 12 – TMP-3442

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

(5:15 – 5:23)

1-179

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the Conditions of Approval for Rezoning cases [Z-0016-98 and Z-0016-98(1)], the Iron Mountain Ranch Master Plan, and all other site related activity (MOD-1271, SDR-1272, and TMP-2219).
3. Prior to submittal for a Final Map Technical Review or for review of Civil Improvement plans, whichever occurs first, a revised Tentative Map depicting all required setbacks shall be approved by the Planning and Development Department and Public Works Department staff.
4. Street names must be provided in accordance with the City's Street Naming Regulations.
5. All perimeter walls, including a combination of retaining and screen walls, shall not exceed eight feet in height, measured from the base of the retaining wall, without appropriate setbacks.
6. All development is subject to the conditions of City Departments and State Subdivision Statutes.
7. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Public Works

8. Dedicate or obtain dedication of right-of-way or easement rights for the north 25.5 foot half-street of Brent Lane and the right-of-way to terminate Unicorn Street in a manner acceptable to the Department of Public Works, prior to or concurrent with the recordation of a Final Map for this site.
9. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, 5 feet past the boundary of this site prior to construction of hard surfacing (asphalt or concrete).

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 12 – TMP-3442

CONDITIONS – Continued:

10. Provide pedestrian walkway easements for all sidewalks adjacent to public streets not located within the public street right-of-way.
11. Landscape and maintain all unimproved right(s)-of-way adjacent to this site.
12. Obtain an Encroachment Agreement for all landscaping and private improvements located in the public right-of-way adjacent to this site prior to occupancy of this site.
13. Site development to comply with all applicable conditions of approval for ZON-1270, SDR-1272, VAC-1329, TMP-2219 and all other applicable site-related actions.
14. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☒

CONSENT

☐

DISCUSSION

SUBJECT:

TMP-3458 - REISS SUBDIVISION - INTEGRITY ENGINEERING ON BEHALF OF RONALD REISS FAMILY TRUST - Request for a Tentative Map FOR A 4 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 2.13 acres adjacent to the northeast corner of Tenaya Way and O'Bannon Drive (APN: 163-03-702-005), R-E (Residence Estates) Zone, Ward 1 (Moncrief).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES – APPROVED Items 1-8 and 10-15 subject to conditions – **UNANIMOUS** with McSWAIN abstaining on Item 3 [TMP-3524], Item 4 [TMP-3525], Item 5 [TMP-3526], Item 6 [TMP-3527], Item 7 [TMP-3528], and Item 8 [TMP-3529] as her firm is in pending litigation with D.R. Horton and Item 11 [TMP-3436] as her firm has an existing contract with a sister-company of Pulte Homes and Item 12 [TMP-3442] as her company is currently under contract with KB Homes and Item 14 [TMP-3468] as her firm is awaiting final payment on a project from Signature Homes and TRUESEDELL abstaining on Item 11 [TMP-3436] inasmuch as an agent in his office has a business transaction with Pulte Homes and NIGRO excused.

This is Final Action.

NOTE: COMMISSIONER DAVENPORT disclosed that approximately twenty years ago, he employed by Ron Reiss as a real estate agent. He has had no discussion with anyone and would vote on the application.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 13 – TMP-3458

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

(5:15 – 5:23)

1-179

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the Conditions of Approval for Special Use Permit (SUP-3254), Vacation (VAC-3255), and all other site related activity.
3. Prior to submittal for a Final Map Technical Review or for review of Civil Improvement plans, whichever occurs first, a revised Tentative Map depicting all required setbacks shall be approved by the Planning and Development Department and Public Works Department staff.
4. Street names must be provided in accordance with the City's Street Naming Regulations.
5. Development is subject to the conditions of City Departments and State Subdivision Statutes.
6. Any accessory structure shall not exceed the floor area of the principal dwelling unit constructed on the same lot.
7. All custom home development will conform to the development standards of the R-E (Residence Estates) district outlined in the Las Vegas Municipal Code Title 19.

Public Works

8. Construct all incomplete half-street improvements on Tenaya Way and O'Bannon Drive adjacent to this site concurrent with development. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development.
9. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 13 – TMP-3458

CONDITIONS – Continued:

10. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Map subdividing this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, or compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

11. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004

Planning and Development Department

Item 13 – TMP-3458

CONDITIONS – Continued:

12. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**PLANNING COMMISSION MEETING OF: JANUARY 22, 2004****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☒**CONSENT**☐**DISCUSSION****SUBJECT:**

TMP-3468 - SHADOW LANE - UNIT II - SIGNATURE HOMES ON BEHALF OF DERMODY PROPERTIES - Request for a Tentative Map FOR A 92 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 8.32 acres between Martin L. King Boulevard and Shadow Lane, approximately 1,250 feet north of Alta Drive (APN: 139-33-102-020), C-1 (Limited Commercial) Zone [PROPOSED: R-PD11 (Planned Residential Development - 11 Units Per Acre)], Ward 5 (Weekly).

P.C.: FINAL ACTION**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES – APPROVED Items 1-8 and 10-15 subject to conditions – **UNANIMOUS** with McSWAIN abstaining on Item 3 [TMP-3524], Item 4 [TMP-3525], Item 5 [TMP-3526], Item 6 [TMP-3527], Item 7 [TMP-3528], and Item 8 [TMP-3529] as her firm is in pending litigation with D.R. Horton and Item 11 [TMP-3436] as her firm has an existing contract with a sister-company of Pulte Homes and Item 12 [TMP-3442] as her company is currently under contract with KB Homes and Item 14 [TMP-3468] as her firm is awaiting final payment on a project from Signature Homes and TRUESELL abstaining on Item 11 [TMP-3436] inasmuch as an agent in his office has a business transaction with Pulte Homes and NIGRO excused.

This is Final Action.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 14 – TMP-3468

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

(5:15 – 5:23)

1-179

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the Conditions of Approval for Rezoning (ZON-3276), Site Development Plan Review (SDR-3278), Waiver (WVR-3355), and all other site related activity.
3. Prior to submittal for a Final Map Technical Review or for review of Civil Improvement plans, whichever occurs first, a revised Tentative Map depicting all required setbacks shall be approved by the Planning and Development Department and Public Works Department staff.
4. Street names must be provided in accordance with the City's Street Naming Regulations.
5. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

6. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
7. Site development to comply with all applicable conditions of approval for ZON-3276, SDR-3278, and all other subsequent site-related actions.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 14 – TMP-3468

CONDITIONS - Continued:

8. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☒

CONSENT

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DISCUSSION

SUBJECT:

EOT-3538 - SONORAN BARBEQUE NEVADA, LIMITED LIABILITY COMPANY ON BEHALF OF RESTAURANT ROW, LIMITED LIABILITY COMPANY - Request for an Extension of Time of an approved Special Use Permit (U-0018-97) FOR A SUPPER CLUB at 1951 North Rainbow Boulevard (APN:138-22-713-003), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 6 (Mack).

IF APPROVED: C.C.: 02/18/04

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES – APPROVED Items 1-8 and 10-15 subject to conditions – UNANIMOUS with McSWAIN abstaining on Item 3 [TMP-3524], Item 4 [TMP-3525], Item 5 [TMP-3526], Item 6 [TMP-3527], Item 7 [TMP-3528], and Item 8 [TMP-3529] as her firm is in pending litigation with D.R. Horton and Item 11 [TMP-3436] as her firm has an existing contract with a sister-company of Pulte Homes and Item 12 [TMP-3442] as her company is currently under contract with KB Homes and Item 14 [TMP-3468] as her firm is awaiting final payment on a project from Signature Homes and TRUESDELL abstaining on Item 11 [TMP-3436] inasmuch as an agent in his office has a business transaction with Pulte Homes and NIGRO excused.

To be heard by the City Council on 2/18/2004.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 15 – EOT-3538

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.
(5:15 – 5:23)

1-179

CONDITIONS:

Planning and Development

1. This Reinstatement and Extension of Time will expire on January 23, 2005 unless another Extension of Time is approved by the City Council.
2. Conformance to the conditions of approval for Special Use Permit (U-0018-97) and all other subsequent site related actions as required by the Planning and Development Department and Department of Public Works.
3. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**PLANNING COMMISSION MEETING OF: JANUARY 22, 2004****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

ROC-3494 - KB HOME ON BEHALF OF IRON MOUNTAIN RANCH ALLIANCE, LIMITED LIABILITY COMPANY - Request for a Review of Condition No. 6 of an approved Site Development Plan Review [Z-0059-01(2)] TO MODIFY THE REAR SETBACK TO ALLOW A 12 FOOT REAR SETBACK WHERE A 15 FOOT REAR SETBACK IS REQUIRED on approximately 40 acres adjacent to the northeast corner of Brent Lane and Bradley Road (APN: 125-12-501-004, 125-12-510-001 through 078), R-E (Residence Estates) Zone under Resolution of Intent to R-PD7 (Residential Planned Development - 7 Units Per Acre), Ward 6 (Mack).

C.C.: 02/18/04**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES – APPROVED Item 16 [ROC-3494], Item 19 [WVR-3430] and Item 20 [SUP-3537] subject to conditions – **UNANIMOUS** with McSWAIN abstaining as her firm is currently under contract with KB Home and NIGRO excused.

To be heard by the City Council on 2/18/2004.**MINUTES:**

CHAIRMAN TRUESDELL explained that these items will be considered in One Motion/One Vote and are routine public hearing items that have no protests, waivers from the Code or condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 16 – ROC-3494

MINUTES – Continued:

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 16 [ROC-3494], and Item 19 [WVR-3430], and Item 20 [SUP-3537]. He stated that letters have been received from each applicant agreeing to all of the conditions.

DAVID CLAPSADDLE, Planning and Development Department, for the benefit of the audience, explained that Item 17 [MSH-3453] and Item 18 [MSP-3493] were originally on the One Motion/One Vote Agenda but were pulled off. With regard to Item 17 [MSH-3453], staff requested this application be pulled in order to read a statement for the record. For Item 18 [MSP-3493], staff received a request from the applicant to hear the application to clarify a condition.

There was no further discussion.

(5:24 – 5:26)

1-340

CONDITIONS:

Planning and Development

1. Condition number 6 of the Site Development Plan Review is amended so that all of the rear yard setbacks for this development shall be 12 feet.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**PLANNING COMMISSION MEETING OF: JANUARY 22, 2004****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

MSH-3453 - CITY OF LAS VEGAS - Request to amend the Master Plan of Streets and Highways TO UPDATE THE CIRCULATION SYSTEM FOR THE CENTENNIAL HILLS AREA NORTH OF CHEYENNE AVENUE, SOUTH OF MOCCASIN ROAD, EAST OF PULI ROAD AND WEST OF DECATUR BOULEVARD, Wards 5 (Weekly) and 6 (Mack).

SET DATE: 02/04/04**C.C.: 02/18/04****PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:**GOYNES – APPROVED subject to conditions – UNANIMOUS with NIGRO excused****To be heard by the City Council on 2/18/2004.****MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID GUERRA, Public Works Department, read the following statement for the record regarding the Master Plan of Streets and Highways for the northwest part of town:

Most of the streets contemplated by this Master Plan Amendment are along known alignments and are for standard street widths, and are very similar to the existing Master Plan. However, the proposed “Outer Beltway”, also known as Mountain’s Edge Parkway, does not exactly match a known alignment. The resolution of the provided area map doesn’t really allow for an exact depiction of the final alignment, but this isn’t really unusual. Because the vast majority of the proposed alignment is over Bureau of Land Management controlled lands, certain Federal requirements must be met; those include defining a wide “study area” that must be investigated

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 17 – MSH-3453

MINUTES – Continued:

for environmental and cultural resources. The actual final alignment will be located somewhere within that wider alignment, and some of the proposed alignments and interchange locations are expected to vary slightly from those depicted on the included map, particularly in the area where the proposed outer beltway intersects the existing I-215 beltway.

A number of calls we received concerning the proposed intersection of those two systems, and will formally acknowledge that the actual location of the interchange may be somewhat south of the location shown on the map, in an effort to shift the alignment to affect primarily BLM properties, which will significantly reduce right-of-way acquisition costs and provide for more orderly development of the existing private parcels. The included Map for this application is based on the Northwest Consensus Map, which has been formally or informally adopted by all interested entities, but it has been acknowledged by all parties that the exact alignment of the Outer Beltway will be allowed to vary slightly based on technical concerns, and as long as the overall intent of the system is not impaired, no further Amendment will be required to accommodate these slight modifications. However, if a change to the proposed plan is considered to be substantial, in the opinion of the City Engineer, the City will submit a new amendment.

CHAIRMAN TRUESDELL questioned whether the amendment to the Master Plan of Streets and Highways would in any way impact private properties. MR. GUERRA explained that the City will endeavor to do their best to try to minimize the impact to any private properties and attempt to utilize Bureau of Land Management (BLM) land as much as possible.

ROBERT GENZER, Director of Planning and Development Department, further explained that a portion of this proposed alignment will affect and will be affected by the final Master Plan for the Kyle Canyon Gateway project which the City is currently working on. That in itself could have a significant affect. Additionally, a study is being conducted on the current alignment of the Kyle Canyon Cutoff Road that exists today and it is possible, that as part of the overall study, that the alignment of that road would have to be shifted.

No one appeared in opposition.

There was no further discussion.

(5:26 – 5:33)

1-455

CONDITIONS:

1. City Staff is empowered to modify this application, if necessary, for technical concerns or other related review actions provided current City of Las Vegas requirements are still complied with and the intent of the submitted Master Plan of Streets and Highways is satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

MSP-3493 - PRECISION CONSTRUCTION, INC. ON BEHALF OF CORONODO BAY SAHARA, LIMITED LIABILITY COMPANY - Request for a Master Sign Plan FOR A PROPOSED BUSINESS PARK at 7936 West Sahara Avenue (APN: 163-04-805-003), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Ward 1 (Moncrief).

SET DATE: 02/04/04

C.C.: 02/18/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES – APPROVED subject to conditions and amending Condition 3 as follows:

3. The freestanding pylon sign *may be constructed as depicted on the site development plan if landscaping is installed that is consistent with the property to the east.*

- UNANIMOUS with McSWAIN abstaining as her firm is under contract on this project and NIGRO excused.

To be heard by the City Council on 2/18/2004.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, explained that the site plan did not clearly depict what the landscaping would be on this property and whether it would match the

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 18 – MSP-3493

MINUTES – Continued:

abutting property. Staff met with the applicant and clarified that the pylon sign portion of the Master Sign request can be allowed as depicted on the site plan as long as the landscaping on this site is consistent with the existing landscaping on the property to the east.

RICH HINSHAW, 5119 South Cameron Avenue, and STEPHEN QUINN, 2319 Western Avenue, both appeared on behalf of the applicant.

DEPUTY CITY ATTORNEY BRYAN SCOTT recognized MR. QUINN as a former member of the Planning Commission. He stated for the record that according to Ethics Rules, there is a one-year cooling off period if you are representing an applicant. However, the Ethics Rules do allow an individual to represent himself before the Planning Commission.

MR. QUINN affirmed that with regard to the landscaping, the applicant will ensure that the landscaping on Phase II will be identical to the landscaping on Phase I.

No one appeared in opposition.

There was no further discussion.

(5:33 – 5:37)

1-601

CONDITIONS:

Planning and Development

1. Conformance to the sign criteria, sign elevations, and building elevations as submitted, except as amended by conditions herein.
2. Any signage on Building A.1 and Building C.1 facing Via Olivero Avenue shall be non-illuminated in accordance with the requirements of Title 19.14.
3. The freestanding pylon sign shall be located a minimum of five feet from the front property line in accordance with the requirements of Title 19.14.
4. All signage shall have proper permits obtained through the Building and Safety Department.
5. Address numbers shall be provided as required by the Planning and Development Department.
6. Any future amendments to the Master Sign Plan that are in compliance with the requirements of Title 19.14 for the subject-zoning district may be reviewed and approved administratively by the Planning and Development Department.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 18 – MSP-3493

CONDITIONS– Continued:

Public Works

7. Site development to comply with all applicable conditions of approval for the Coronado Bay Phase II (Commercial Subdivision) and all other subsequent site-related actions.
8. Signs shall not be located within public right-of-way, existing or proposed public sewer or drainage easements, or interfere with Site Visibility Restriction Zones.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**PLANNING COMMISSION MEETING OF: JANUARY 22, 2004****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

WVR-3430 - CONCORDIA HOMES - Request for a waiver to Title 18.12.160 TO ALLOW APPROXIMATELY 68 FEET BETWEEN STREET INTERSECTIONS WHERE 220 FEET IS THE MINIMUM DISTANCE SEPARATION REQUIRED adjacent to the southwest corner of Moxley Creek Street and Stange Avenue (APN: 137-01-201-013), PD (Planned Development) Zone, Ward 4 (Brown).

C.C.: 02/18/04**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application (Not Applicable)
3. Staff Report

MOTION:

GOYNES – APPROVED Item 16 [ROC-3494], Item 19 [WVR-3430] and Item 20 [SUP-3537] subject to conditions – **UNANIMOUS** with McSWAIN abstaining as her firm is currently under contract with KB Home and NIGRO excused.

To be heard by the City Council on 2/18/2004.

MINUTES:

CHAIRMAN TRUESDELL explained that these items will be considered in One Motion/One Vote and are routine public hearing items that have no protests, waivers from the Code or condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 19 – WVR-3430

MINUTES – Continued:

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 16 [ROC-3494], and Item 19 [WVR-3430], and Item 20 [SUP-3537]. He stated that letters have been received from each applicant agreeing to all of the conditions.

DAVID CLAPSADDLE, Planning and Development Department, for the benefit of the audience, explained that Item 17 [MSH-3453] and Item 18 [MSP-3493] were originally on the One Motion/One Vote Agenda but were pulled off. With regard to Item 17 [MSH-3453], staff requested this application be pulled in order to read a statement for the record. For Item 18 [MSP-3493], staff received a request from the applicant to hear the application to clarify a condition.

There was no further discussion.

(5:24 – 5:26)

1-340

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SUP-3537 - AZ IMPORTS, INC. ON BEHALF OF ORYX ENTERPRISES, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR MOTOR VEHICLE SALES (USED) ON A 6,274 SQUARE FOOT SITE WHERE A 25,000 SQUARE FOOT SITE IS THE MINIMUM SIZE REQUIRED at 10 Research Lane (APN: 139-36-813-006), M (Industrial) Zone, Ward 3 (Reese).

IF APPROVED: C.C.: 02/18/04

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES – APPROVED Item 16 [ROC-3494], Item 19 [WVR-3430] and Item 20 [SUP-3537] subject to conditions – UNANIMOUS with McSWAIN abstaining as her firm is currently under contract with KB Home and NIGRO excused.

To be heard by the City Council on 2/18/2004.

MINUTES:

CHAIRMAN TRUESDELL explained that these items will be considered in One Motion/One Vote and are routine public hearing items that have no protests, waivers from the Code or condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 20 – SUP-3537

MINUTES – Continued:

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 16 [ROC-3494], and Item 19 [WVR-3430], and Item 20 [SUP-3537]. He stated that letters have been received from each applicant agreeing to all of the conditions.

DAVID CLAPSADDLE, Planning and Development Department, for the benefit of the audience, explained that Item 17 [MSH-3453] and Item 18 [MSP-3493] were originally on the One Motion/One Vote Agenda but were pulled off. With regard to Item 17 [MSH-3453], staff requested this application be pulled in order to read a statement for the record. For Item 18 [MSP-3493], staff received a request from the applicant to hear the application to clarify a condition.

There was no further discussion.

(5:24 – 5:26)

1-340

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.040 for a Motor Vehicle sales (Used) use, with the exception of the minimum lot size condition.
2. The display and/or storage of all vehicles shall be within an enclosed building.
3. No more than ten vehicles shall be stored at any given time.
4. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
5. All City Code requirements and design standards of all City departments must be satisfied.
6. No temporary special events signs such as banners, pennants, inflatable objects (other than small balloons), streamers, flags, strobe lights or other similar attention gaining item or devices shall be displayed upon the subject property or a vehicle displayed for sale in the parking lot of the subject property.

AGENDA SUMMARY PAGE – PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

DIR-3448 - CITY OF LAS VEGAS - Designation of residence at 604 South Fourth Street to the City of Las Vegas Historic Property Register.

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

RECOMMENDATION:

Staff recommends this item be WITHDRAWN WITHOUT PREJUDICE.

BACKUP DOCUMENTATION:

1. Location Map (Not Applicable)
2. Conditions For This Application (Not Applicable)
3. Staff Report (Not Applicable)

MOTION:

GOYNES – Motion to Accept the WITHDRAWAL WITHOUT PREJUDICE of Item 21 [DIR-3448], Item 23 [GPA-2046], Item 59 [GPA-3500] and Item 60 [VAR-3504], and HOLD IN ABEYANCE Item 61 [SUP-3503] and Item 62 [SDR-3505] to 2/26/2004 – UNANIMOUS with McSWAIN abstaining on Item 59 [GPA-3500], Item 60 [VAR-3504], Item 61 [SUP-3503] and Item 62 [SDR-3505] as her firm is presently under contract with Richmond American Homes and NIGRO excused

MINUTES:

CHAIRMAN TRUESDELL explained that the following items: Item 21 [DIR-3448], Item 23 GPA-2046], Item 59 [GPA-3500], Item 60 [VAR-3504], Item 61 [SUP-3503] and Item 62 [SDR-3505] are items that have been requested to be held in abeyance to a future meeting or withdrawn without prejudice and may be considered in one motion.

(5:15 – 5:21)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

ABEYANCE - VAC-3433 - PH SSA, LIMITED LIABILITY COMPANY ON BEHALF OF THE SCHNEIDER FAMILY TRUST - Request for a Petition to vacate Del Rey Avenue, generally located east of Buffalo Drive, Ward 1 (Moncrief).

SET DATE: 02/04/04

C.C.: 02/18/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

22

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

DAVENPORT – APPROVED subject to conditions – UNANIMOUS with McSWAIN abstaining as her firm is under contract with members of the Molasky Family

To be heard by the City Council on 2/18/2004.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, explained that this application is for the vacation of Del Rey Avenue. Staff met with the neighbors and concluded that the vacation is appropriate and recommended approval subject to conditions. He noted that staff received several petitions of approval.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 22 – VAC-3433

MINUTES – Continued:

ATTORNEY JENNIFER LAZOVICH, 3800 Howard Hughes Parkway, appeared on behalf of the applicant. Using the overhead, she indicated the location that was recently approved, changing the zoning to O (Office). With reference to the Vacation application, she indicated the related portion on the overhead. ATTORNEY LAZOVICH indicated that the adjacent neighbors were contacted and have expressed their support of the vacation.

MARK ADAIR, 1401 Marbella Ridge Court, stated that when he purchased his property he was aware that sooner or later the vacation of Del Rey Avenue would occur. He noted that the Molasky Family has contacted the neighbors and have received their unanimous support of the vacation.

FRANCEEN DUNN, 1408 Marbella Ridge Court, stated that the vacation of Del Rey Avenue was perceived by the adjoining neighbors to be a buffer between their properties and the vacant Bureau of Land Management lot. She explained that there has been communication with the applicant and almost every resident of her community supports the vacation. DR. THOMAS DUNN, 1408 Marbella Ridge Court, repeated the same comments as his wife and added that they are pleased to finally have the buffering they have always desired. For the record, he stated that a rumor circulated that there was a spokesperson representing the neighbors of his community and commented that he has had no contact with that individual.

JENNIFER CURLAND, 10226 Amber Hue Lane, appeared in support of the vacation.

COMMISSIONER DAVENPORT asked the applicant to confirm for the record that a wall would be built before construction commences. ATTORNEY LAZOVICH agreed stating that would be accomplished when the parcel is graded.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(5:54 – 6:05)

1-1341

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 22 – VAC-3433

CONDITIONS:

1. A plan demonstrating how the existing right-of-way shall be incorporated into the abutting properties, or otherwise developed as a drainage corridor shall be submitted to and approved by the Department of Public Works prior to the recordation of an Order of Vacation for this site. All necessary improvements to accomplish this plan shall be constructed or guaranteed prior to recordation of the Order of Vacation. If the existing driveway on Buffalo Drive is to remain as an access to this site, provide a copy of a recorded Joint Access and Parking Agreement between this site and the adjoining parcel to the south prior to recordation of the Order of Vacation.
2. This vacation may record in phases. The portion adjacent to Assessor's Parcel Numbers 163-03-214-002 and 007 may remain public until there is proposed development within Assessor's Parcel Number 163-03-101-001.
3. Retain a twenty-foot public sewer easement centered over the existing sewer line in the south half of Del Rey Avenue.
4. A Drainage Plan and Technical Drainage Study or other related drainage information acceptable to the Flood Control Section must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The drainage study required by Rezoning Application ZON-3176 may be used to satisfy this condition provided that it covers the area to be vacated.
5. All public improvements adjacent to and in conflict with this vacation application, such as the existing curb cut on Buffalo Drive for Del Rey Avenue, are to be removed and replaced with new improvements that meet current City Standards, as necessary, at the applicant's expense, prior to the recordation of an Order of Vacation.
6. All development shall be in conformance with code requirements and design standards of all City departments.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 22 – VAC-3433

CONDITIONS - Continued:

7. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five-foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.
8. If the Order of Vacation is not recorded within one (1) year after approval by the City Council and the Planning and Development Director does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

ABEYANCE - RENOTIFICATION - GPA-2046 - CENTENNIAL COURT, LIMITED LIABILITY COMPANY - Request to amend a portion of the Centennial Hills Sector Plan of the General Plan FROM: SX-TC (SUBURBAN MIXED USE - TOWN CENTER) TO: GC-TC (GENERAL COMMERCIAL - TOWN CENTER) AND SC-TC (SERVICE COMMERCIAL - TOWN CENTER) on a portion of 5.18 acres adjacent to the northeast corner of Sky Pointe and Buffalo Drives (APN: 125-21-711-002 and 003), Ward 6 (Mack). **NOTE: THIS ITEM WILL BE WITHDRAWN WITHOUT PREJUDICE**

C.C.: 02/18/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

RECOMMENDATION:

Staff recommends this item be WITHDRAWN WITHOUT REJUDICE.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES – Motion to Accept the WITHDRAWAL WITHOUT PREJUDICE of Item 21 [DIR-3448], Item 23 [GPA-2046], Item 59 [GPA-3500] and Item 60 [VAR-3504], and HOLD IN ABEYANCE Item 61 [SUP-3503] and Item 62 [SDR-3505] to 2/26/2004 – UNANIMOUS with McSWAIN abstaining on Item 59 [GPA-3500], Item 60 [VAR-3504], Item 61 [SUP-3503] and Item 62 [SDR-3505] as her firm is presently under contract with Richmond American Homes and NIGRO excused

MINUTES:

CHAIRMAN TRUESDELL explained that the following items: Item 21 [DIR-3448], Item 23 GPA-2046], Item 59 [GPA-3500], Item 60 [VAR-3504], Item 61 [SUP-3503] and Item 62 [SDR-3505] are items that have been requested to be held in abeyance to a future meeting or withdrawn without prejudice and may be considered in one motion.

(5:15 – 5:21)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

GPA-3439 - CENTENNIAL COURT, LIMITED LIABILITY COMPANY ON BEHALF OF PHILIP H. DAVIS - Request to amend Map 4 of the Centennial Hills Sector Plan FROM: SX-TC (SUBURBAN MIXED-USE-TOWN CENTER) TO: SC-TC (SERVICE COMMERCIAL-TOWN CENTER) on 2.81 acres adjacent to the northeast corner of Skypointe and Buffalo Drives (APN: 125-21-711-004), Ward 6 (Mack).

C.C.: 02/18/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

3

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application (Not Applicable)
3. Staff Report

MOTION:

GOYNES – DENIED – UNANIMOUS with NIGRO excused

To be heard by the City Council on 2/18/2004.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open for Item 24 [GPA-3439], Item 25 [SUP-3440], Item 26 [SDR-3441], and Item 27 [SUP-3540].

KYLE WALTON, Planning and Development Department, explained that the requested amendment to the General Plan will allow for uses not currently compatible with the residential uses to the north, particularly the automotive uses. Issues pertaining to lighting, noise, odor and hours of operation are a concern for the residents. Staff recommended denial. With regard to the Special Use Permits the applicant proposed minor automotive repair facilities at two locations. Staff determined the uses are not compatible and recommended denial. Regarding the Site Development Plan Review, staff also recommended denial as the design are not consistent with Town Center Standards.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 24 – GPA-3439

MINUTES – Continued:

PHILIP DAVIS, 3225 South Rainbow Boulevard, and RICHARD RUNMEN, 7180 South Industrial Road, both appeared on behalf of the applicant. MR. DAVIS explained that the original site plan approved in the Year 2000 displayed two buildings located within the center of Centennial Court. He disagreed with staff stating there are commercial, multi-family apartments and park components surrounding the proposed project. He clarified that the business would be conducted from 8:00 a.m. to 5:00 p.m. and would not be an intrusion to the neighbors. He pointed out that the adjacent fast food and restaurant facilities would be more intrusive than the automotive shop as far as their hours of operation.

TODD FARLOW, 240 North 19th Street, strongly objected to the proposed project emphasizing that again and again, developers are deterring from the Town Center concept of retail on the ground level with residential atop. He argued that this project is inappropriate for the area.

ROBERT FREYBERGER, 8037 Sweet Clover Court, referenced the master plan that laid out a foundation for horse trails, outdoor shopping malls, walking paths and residential. He stated that since the inception of the Master Plan, development has over-burdened the area with auto malls and bars and the residents are adamantly against this.

MR. RUNMEN replied that general plan amendments are necessary to provide the services that residents need.

COMMISSIONER GOYNES agreed with comments of the residents that there is too much commercial. He supported staff's recommendation. COMMISSIONER McSWAIN clarified with the applicant that the present zoning is mixed-use and wanted assurance that the Site Plan conform to the standards of Town Center.

COMMISSIONER DAVENPORT asked the applicant to clarify that the two pads that were previously approved for a restaurant and a fast-food establishment will now be used for automotive repair. MR. RUNMEN replied affirmatively. MR. WALTON pointed out that the main concern relates to a use that will be detrimental to the residences to the north.

COMMISSIONER EVANS, having reviewed staff's analysis, pointed out that the indication is that the development does not conform to the standards of Title 19. He stated that approval of this proposal would invalidate a plan that was devised by many people working towards a common goal. He concurred with staff's recommendation for denial.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 24 – GPA-3439

MINUTES – Continued:

CHAIRMAN TRUESDELL understood the need for the General Plan Amendment in order to accommodate the proposed automotive uses; however, with the adjacent residential he was not comfortable supporting the application.

COMMISSIONER McSWAIN related that she felt fast food establishments with drive-thru traffic would have the same impact on neighborhoods as muffler type businesses.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing open for Item 24 [GPA-3439], Item 25 [SUP-3440], Item 26 [SDR-3441], and Item 27 [SUP-3540].

NOTE: All discussion for Item 24 [GPA-3439], Item 25 [SUP-3440], Item 26 [SDR-3441], and Item 27 [SUP-3540] was held under Item 24 [GPA-3439].

(6:05 – 6:27)

1-1759

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SUP-3440 - CENTENNIAL COURT, LIMITED LIABILITY COMPANY ON BEHALF OF PHILIP H. DAVIS - Request for a Special Use Permit FOR AN AUTO REPAIR GARAGE, MINOR (PAD #1) adjacent to the northeast corner of Skypointe and Buffalo Drives (APN: 125-21-711-004), C-2 (General Commercial) Zone under Resolution of Intent to T-C (Town Center), Ward 6 (Mack).

IF APPROVED: C.C.: 02/18/04

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

3

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES – DENIED – UNANIMOUS with NIGRO excused

This is Final Action.

MINUTES:

NOTE: See Item 24 [GPA-3439] for related discussion.

(6:05 – 6:27)

1-1759

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SDR-3441 - CENTENNIAL COURT, LIMITED LIABILITY COMPANY ON BEHALF OF PHILIP H. DAVIS - Request for a Site Development Plan Review FOR 22,635 SQUARE FEET OF PROPOSED COMMERCIAL BUILDINGS on 2.81 acres adjacent to the northeast corner of Skypointe and Buffalo Drives (APN: 125-21-711-004), C-2 (General Commercial) Zone under Resolution of Intent to T-C (Town Center), Ward 6 (Mack).

C.C.: 02/18/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

3

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES – DENIED – UNANIMOUS with NIGRO excused

To be heard by the City Council on 2/18/2004

MINUTES:

NOTE: See Item 24 [GPA-3439] for related discussion.

(6:05 – 6:27)

1-1759

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SUP-3540 - CENTENNIAL COURT, LIMITED LIABILITY COMPANY ON BEHALF OF PHILIP H. DAVIS - Request for a Special Use Permit FOR AN AUTO REPAIR GARAGE, MINOR (PAD #2) adjacent to the northeast corner of Skypointe and Buffalo Drives (APN: 125-21-711-004), C-2 (General Commercial) Zone under Resolution of Intent to T-C (Town Center), Ward 6 (Mack).

IF APPROVED: C.C.: 02/18/04

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

3

City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

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RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES – DENIED – UNANIMOUS with NIGRO excused

This is Final Action.

MINUTES:

NOTE: See Item 24 [GPA-3439] for related discussion.

(6:05 – 6:27)

1-1759

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

GPA-3388 - MELANIE BITTNER, ET AL - Request to amend a portion of the Southwest Sector Plan of the General Plan FROM: L (LOW DENSITY RESIDENTIAL) TO: O (OFFICE) on 1.70 acres at 600 - 804 North Jones Boulevard (APN: 138-25-310-001 through 009), Ward 2 (L.B. McDonald).

C.C.: 02/18/04

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

29

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application (Not Applicable)
3. Staff Report
4. Submitted at meeting: Letter of Protest from June Ingram – Charleston Neighborhood Pres. (attached at Item 28 [GPA-3388])
5. Submitted at meeting: Petition of Opposition with 24 signatures (attached at Item 28 [GPA-3388])

MOTION:

GOYNES – APPROVED – UNANIMOUS with NIGRO excused

To be heard by the City Council on 2/18/2004.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 28 [GPA-3388] and Item 29 [ZON-3474].

DAVID CLAPSADDLE, Planning and Development Department, stated that this application varies immensely from the conversion on Alta and Jones Boulevards. Staff believes O (Office) is an appropriate transition and buffer along a heavily traveled road to a single residential neighborhood. In this case, there are nine separate lots all of which face onto Jones Boulevard.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 28 – GPA-3388

MINUTES – Continued:

Citing Conditions 3 and 5 of the zoning application, MR. CLAPSADDLE stated that it is imperative that before the conversion to office takes place, staff needs to see a coordinated site plan for all nine lots.

MR. CLAPSADDLE added that it is not necessary to have nine separate driveways backing out onto Jones Boulevard. Shared access, shared parking and shared landscaping, coordinated buffering along the east portion of each lot will alleviate many concerns experienced with other conversions. Referencing Condition 7 of the Public Works conditions, MR. CLAPSADDLE noted that a Joint Access Agreement must be recorded between all parcels prior to the issuance of any permits. Staff recommended approval subject to applicable conditions.

ROY DAWLEY, 4001 North Torrey Pines, appeared on behalf of the nine property owners and concurred with staff recommendations and conditions.

CHAIRMAN TRUESDELL commented that a number of these types of conversions have been accomplished in the past and what staff has discovered is that as a result numerous waivers crop up. From his standpoint, he expressed the need for all of the property owners to work jointly to ensure parking, including those required by ADA, landscaping, and buffers are adequately addressed.

JUNE INGRAM, Charleston Neighborhood Preservation, appeared in opposition to the proposed project and stated that she had signatures of several residents who were against the conversion of the nine properties and submitted that list for the record. She added that there would not be adequate parking to support the conversion.

JUANITA CLARK, Charleston Neighborhood Preservation, referenced the conversion of homes south of the freeway on Jones Boulevard. She noted that the office located on that property has no landscaping and walls are covered with graffiti giving one the impression that the business is no longer functional. She stated that should any of the nine property owners pull out, it should void the entire transaction. MS. CLARK felt a condition requiring the applicants to construct a wall as a buffer between the proposed project and the existing residences should be considered.

GUY ARBITON, 709 Artie Street, object to the proposed development and feared that this would affect the value of his property. He worried that the parking problems that currently exist on Jones Boulevard would be intensified as would the traffic.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 28 – GPA-3388

MINUTES – Continued:

BILL ARNETTE, 6112 Iris Circle, voiced his opposition and concern regarding parking. Living in one of the several cul-de-sacs adjacent to the proposed development, he worried that people will use those streets as an alternative for parking spaces. MR. ARNETTE showed several photographs reflecting how unsightly the area is.

TODD FARLOW, 240 North 19th Street, asked if deed restrictions would be required and whether it would be mandatory to erect block walls, and if so, how high would they be.

WILLIAM McCURDY, a former member of the Las Vegas 2020 Board, empathized with the residents. He felt staff's appraisal of the contemplated conversion is appropriate as long as the nine property owners work closely. He endorsed the consolidation and conversion to Office.

Responding to the previous comments, MR. DAWLEY stated that the owners were aware of the concerns of the surrounding community. He conveyed that all property owners want to do the project right and have made commitments to prevent any re-occurrence of the situation that is prevalent on Jones Boulevard south of the freeway. MR. DAWLEY accentuated the fact that Jones Boulevard to the intersection of Washington Avenue is no longer considered a residential street and has been redefined as a secondary arterial. Comparing the residents who are on residential streets with the properties fronting Jones Boulevard, MR. DAWLEY emphasized that they are not exposed to trucks, or to traffic that backs up or to people using the parking lane as a right-turn lane in front of their houses.

COMMISSIONER McSWAIN appreciated the applicant's comments but expressed concern as to the group's plans to develop the nine properties. MR. DAWLEY replied that the situation is unique as it involves nine separate homeowners and not a developer who is familiar with the complexities of site development. Therefore, the group is relying on staff for guidance. COMMISSIONER McSWAIN stated it would be a smoother transition, if the Commission were privy to at least a site plan to get an idea of what the group intends to create. MR. DAWLEY affirmed that some of the homeowners wish to market their properties. There are other owners who currently operate a business, others who plan to develop their property into an office and still others who intend to lease. MR. DAWLEY explained that by obtaining the zone change and meeting the basic conditions required by staff, it would give each property owner the opportunity to move forward with their individual plans.

CHAIRMAN TRUESDELL briefly summarized the conditions and emphasized that the entire project must be accomplished collectively.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 28 – GPA-3388

MINUTES – Continued:

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 28 [GPA-3388] and Item 29 [ZON-3474].

NOTE: All discussion for Item 28 [GPA-3388] and Item 29 [ZON-3474] was held under Item 28 [GPA-3388].

(6:27 – 6:51)

1-2746/2-1

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

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DISCUSSION

SUBJECT:

ZON-3474 - MELANIE BITTNER, ET AL - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: P-R (PROFESSIONAL OFFICES AND PARKING) on 1.7 acres at 600 - 804 North Jones Boulevard (APN: 138-25-310-001 through 009), Ward 2 (L.B. McDonald).

C.C.: 02/18/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

29

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted at meeting: Letter of Protest from June Ingram – Charleston Neighborhood Pres. (attached at Item 28 [GPA-3388])
5. Submitted at meeting: Petition of Opposition with 24 signatures (attached at Item 28 [GPA-3388])

MOTION:

GOYNES – APPROVED subject to conditions – UNANIMOUS with NIGRO excused

To be heard by the City Council on 2/18/2004.

MINUTES:

NOTE: See Item 28 [GPA-3388] for related discussion.

(6:27 – 6:51)

1-2746/2-1

CONDITIONS:

Planning and Development

1. A General Plan Amendment (GPA-3388) from L (Low Density Residential) to an O (Office) land use designation approved by the City Council

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 29 – ZON-3474

CONDITIONS - Continued:

2. A Resolution of Intent with a two-year time limit
3. A comprehensive site development plan, including all lots, shall be submitted for approval by the Planning and Development Department and the Department of Public Works prior to the issuance of a Certificate of Occupancy for any of these lots. This plan shall show the location of joint driveways, a consistent landscaping plan and joint parking and access agreements.

Public Works

4. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
5. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 29 – ZON-3474

CONDITIONS - Continued:

6. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this overall site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.
7. Provide a copy of a recorded Joint Access Agreement between all parcels comprising this site prior to the issuance of any permits. All parking and driveways shall be designed and constructed such that no vehicles must back out onto Jones Boulevard or Granada Avenue. Where individual lots are not large enough to accommodate two way traffic into and out of the parking lots, adjacent parcels shall come in together to provide appropriate two way traffic handling.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

GPA-3418 - CITY OF LAS VEGAS - Request to amend portions of the West Las Vegas Sector Future Land Use Map FROM: M (MEDIUM DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL) and MLA (MEDIUM-LOW ATTACHED DENSITY RESIDENTIAL) on the east side of Drive, approximately 280 feet north of Vegas Drive (APN: 139-20-411-015), Ward 5 (Weekly).

C.C.: 02/18/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

2

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

2

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application (Not Applicable)
3. Staff Report

MOTION:

GOYNES – APPROVED – UNANIMOUS with NIGRO excused

To be heard by the City Council on 2/18/2004.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 30 [GPA-3418] and Item 31 [ZON-3420].

ANDY REED, Planning and Development Department, briefly described the land use designation changes to portions of the West Las Vegas Sector Future Land Use Map. He stated that in 1992 the City Council adopted a General Plan Land Use Maps that subsequently were discovered to be in conflict with the zoning classifications on the property. He stated that to resolve issues created by the split zoning and by the incompatible General Plan designations, staff proposes to change the General Plan for the property, a portion to Service Commercial and the balance to Medium-Low Attached.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 30 – GPA-3418

MINUTES – Continued:

MR. REED added that the zoning for the first portion would be C-1 and R-2 for the remainder. He noted that Condition 2 of the Zoning Request should be modified to delete the reference to the Site Development Plan Review (SDR-3372) and noting that everything within 300 feet of Rancho Drive is C-1 and everything outside of that portion would be R-2 as specified in the Zoning Request. Staff recommended approval on both applications subject to the appropriate conditions.

BILL JEWELL, 3497 Holly Avenue, objected to the proposed changes. He stated that there are apartments across the street from his property and they have lowered the value of his property. MR. REED clarified that the proposed amendment only affects 17.5 acres.

IMOGENE GRIGGS, 1704 Ferrell Street, stated that the streets in that area are very narrow and inquired as to the type of development planned for the area. CHAIRMAN TRUESDELL explained that this project has been on-going and in dire need of cleaning up old zoning matters along Rancho Drive. At such time as a Plan is presented it would be done at a Public Hearing. CHAIRMAN TRUESDELL assured MS. GRIGGS that the City has no plans related to the development of this area.

LISA MANNETTI, 3497 Holly Avenue, expressed concern regarding the section designated R-2 at the back of the proposed 300 feet of commercial property. On the overhead, she indicated property owned by her parents. She was upset at hearing that 21 units per acre are proposed for the adjacent property. CHAIRMAN TRUESDELL explained that this application did not pertain to that section along Holly Avenue.

ROBERT GENZER, Director of Planning and Development Department, explained that the Commission is tasked with looking at three zoning categories, one of which allows up to 24 units per acre. The City plans to cut that in half but clarified that no development is proposed at this time. He re-emphasized the same explanation given by CHAIRMAN TRUESDELL that this process is strictly to clean up the multi-densities and zonings that would reflect some semblance of order. With regard to the previous speaker, MR. GENZER stated that the property is a County Island and the City can take no action with regard to it.

ATTORNEY SCOTT HOPPER, Moran & Associates, 630 South 4th Street, represented the interests of Siegfried and Roy and endorsed the recommendations of staff.

BILL McCURDY, no address given, appeared in support. He agreed with the need to clear up the misconceptions that now exist pertaining to land use designations.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 30 – GPA-3418

MINUTES – Continued:

LEON McKITTRICK, 1441 Via Sedona Street, property owner of several four-plex units located in the vicinity of the subject parcels, objected to the proposed amendments and rezoning request. He preferred to see it back to the 660 feet of commercial rather than having it divided in half to allow more apartments since the area has more than enough low-income housing.

In response to COMMISSIONER McSWAIN, MR. REED clarified that there was a General Plan designation of Medium Density Residential for the entire property. Using the overhead, he pointed out the zoning designations, further explaining the need for the proposed changes.

At the conclusion, CHAIRMAN TRUESDELL commended MR. REED for the exemplary work he has done over the past two years.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 30 [GPA-3418] and Item 31 [ZON-3420].

NOTE: All discussion for Item 30 [GPA-3418] and Item 31 [ZON-3420] was held under Item 30 [GPA-3418].

(6:51 – 7:05)

2-246

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ZON-3420 - CITY OF LAS VEGAS - Request for a Rezoning FROM: G-2 (GENERAL COMMERCIAL), R-MHP (RESIDENTIAL MOBILE/ MANUFACTURED HOME PARK) and U (UNDEVELOPED) [M (Medium Density Residential) General Plan Designation] TO: C-1 (LIMITED COMMERCIAL) and R-2 (MEDIUM-LOW DENSITY RESIDENTIAL) on the east side of Rancho Drive, approximately 280 feet north of Vegas Drive (APN: 139-20-411-015), Ward 5 (Weekly).

C.C.: 02/18/04

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

2

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

2

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES – APPROVED subject to conditions and amending Condition 2 by deleting (*SDR-3372*) – **UNANIMOUS** with **NIGRO** excused

To be heard by the City Council on 2/18/2004.

MINUTES:

NOTE: See Item 30 [GPA-3418] for related discussion.

(6:51 – 7:05)

2-246

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 31 – ZON-3420

CONDITIONS:

Planning and Development

1. A General Plan Amendment (GPA-3418) to SC (Service Commercial) and MLA (Medium-Low Attached Density Residential) land use designations approved by the City Council.
2. A Site Development Plan Review application (SDR-3372) approved by the Planning Commission and City Council at a public hearing prior to issuance of any permits, any site grading, and all development activity for the site.
3. The property owners or their designees shall prepare an impact report if any proposed future development is determined by staff to be a Project of Regional Significance.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

GPA-3455 - ENCORE COMMERCIAL ON BEHALF OF THE CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS - Request to amend a portion of the Southwest Sector Plan of the General Plan FROM: ML (MEDIUM-LOW DENSITY RESIDENTIAL) TO: O (OFFICE) on 2.67 acres at 7401 Smoke Ranch Road (a portion of APN: 138-22-102-001), Ward 4 (Brown).

C.C.: 02/18/04

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application (Not Applicable)
3. Staff Report

MOTION:

McSWAIN – MOTION for Approval – Motion carried but failed to obtain the required super majority with DAVENPORT voting No and NIGRO excused [Failure to obtain the required super majority is tantamount to a denial]

To be heard by the City Council on 2/18/2004

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 32 [GPA-3455], Item 33 [ZON-3456] and Item 34 [SDR-3457].

ADRIENNE LOW, Planning and Development Department, explained that the applicant proposes to construct an office building on the subject parcel where a church is currently located. She stated that the development of the Tech Park, north of Smoke Ranch Road would make both the General Plan Amendment and Rezoning Request appropriate. Referencing the Site Plan, she noted that the width of Lot 2 falls slightly short of requirement and would necessitate a waiver. Staff had no problems supporting the waiver as the deviation is considered a minor one.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 32 – GPA-3455

MINUTES – Continued:

MS. LOW stated that the project meets both the parking and Residential Adjacency Standards and although slightly deficient in the landscaping, will be remedied with a proposed condition of approval. Staff recommended approval of the General Plan Amendment, the Rezoning Request, and the Site Development Plan Review subject to the appropriate conditions.

ATTORNEY JAY BROWN, 520 South 4th Street, appeared on behalf of the applicant. He concurred with staff recommendations and conditions for the General Plan Amendment and the Rezoning Request.

ERNIE FREGGIARO, representative of Encore Commercial, 2480 East Tompkins, asked for clarification of two items. He agreed with relocating the trash enclosure. Along the south side adjacent to the park, he indicated a six-foot landscape buffer along half of the frontage backing up to the park and a fifteen-foot landscape buffer for the remainder. MR. FREGGIARO requested approval to maintain the existing six-foot landscape buffer adjacent to the parking. He also requested the executive garage remain at its present location at the southwest corner of the site. D.J. BUDKEY, 8249 West Aleutian Court, added that the proposed site is located adjacent to a public park.

CAROLE LeDUC, 7575 Rome Boulevard, asked if the Latter Day Saints Church proposes to use the building for their offices or whether it would be for commercial use. ATTORNEY BROWN replied that the property owner will occupy a substantial portion of the Office Complex.

JOHN BONGIORNO, 7536 West Holloran Court, expressed his concern regarding the height of the proposed wall.

Responding to COMMISSIONER McSWAIN'S query, MS. LOW explained that the design standards call for eight feet of landscaping. This development is over-parked; therefore staff believes the applicant could provide the planter at the eight-foot width. MR. FREGGIARO stated they are asking for six-feet along one portion along the south property line adjacent to the parking. MR. CLAPSADDLE stated that they could make the adjustment but noted that more importantly they felt the executive garage should be relocated. ATTORNEY BROWN stated that keeping the garage at its present location was at the request of the executives.

With regard to COMMISSIONER EVANS' comments, MR. FREGGIARO stated that the developers determined that excess parking would be more beneficial than have two additional feet of landscaping.

No one appeared in opposition.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 32 – GPA-3455

MINUTES – Continued:

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 32 [GPA-3455] and Item 33 [ZON-3456] and Item 34 [SDR-3457].

NOTE: All discussion for Item 32 [GPA-3455] and Item 33 [ZON-3456] and Item 34 [SDR-3457] was held under Item 32 [GPA-3455].

(7:05 – 7:22)

2-824

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ZON-3456 - ENCORE COMMERCIAL ON BEHALF OF THE CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS - Request for a Rezoning FROM: U (UNDEVELOPED) [ML (Medium Low Density Residential) General Plan Designation] [PROPOSED: O (Office) General Plan Designation] TO: P-R (PROFESSIONAL OFFICES AND PARKING) on 2.67 acres at 7401 Smoke Ranch Road (a portion of APN: 138-22-102-001), Ward 4 (Brown).

C.C.: 02/18/04

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED subject to conditions – Motion carried with DAVENPORT voting No and NIGRO excused

To be heard by the City Council on 2/18/2004.

MINUTES:

NOTE: See Item 32 [GPA-3455] for related discussion.

(7:05 – 7:22)

2-824

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 33 – ZON-3456

CONDITIONS

Planning and Development

1. A General Plan Amendment (GPA-3455) to an O (Office) land use designation approved by the City Council.
2. A Resolution of Intent with a two-year time limit.
3. A Site Development Plan Review application approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

4. A Parcel Map or other legal means to divide the existing parcel shall record prior to the issuance of any permits for this site, in order to create a legal parcel for development.
5. Remove all substandard public street improvements adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development.
6. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways and/or access ways as recommended in the approved drainage plan/study.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 33 – ZON-3456

CONDITIONS – Continued:

7. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SDR-3457 - ENCORE COMMERCIAL ON BEHALF OF THE CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS - Request for a Site Development Plan Review and a Waiver of Commercial Development Standards FOR A PROPOSED 31,555 SQUARE FOOT OFFICE BUILDING on 2.67 acres at 7401 Smoke Ranch Road (a portion of APN: 138-22-102-001), U (Undeveloped) Zone [PROPOSED: P-R (Professional Office and Parking)] [ML (Medium-Low Density Residential) General Plan Designation] [PROPOSED: O (Office) General Plan Designation], Ward 4 (Brown).

C.C.: 02/18/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED subject to conditions and amending Condition 6 as follows:

6. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum **six**-foot wide landscape planters along the side and rear property lines, including the north and west project limit lines of Lot 2 and the perimeter landscape planters located along the driveway entrance. All landscape materials and spacing shall meet the minimum requirements of the Las Vegas Urban Design Guidelines and Standards.

– Motion carried with DAVENPORT voting no and NIGRO excused

To be heard by the City Council on 2/18/2004.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 34 – SDR-3457

MINUTES:

NOTE: See Item 32 [GPA-3455] for related discussion.

(7:05 – 7:22)

2-824

CONDITIONS

Planning and Development

1. A Rezoning (ZON-3456) to a P-R (Professional Office and Parking) Zoning District approved by the City Council and all other subsequent related actions.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan, landscape plan and building elevations, date stamped 2/18/04, except as amended by conditions herein.
4. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect the relocation of the trash enclosures that meet Title 19.08.045 requirements including, the distance requirement from residential property (50 feet) and to ensure the trash enclosures are fully enclosed and roofed. The site plan shall also be revised to relocate the executive three-car garage a minimum of 100 feet from the west (residential) property line.
5. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
6. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum eight-foot wide landscape planters along the side and rear property lines, including the north and west project limit lines of Lot 2 and the perimeter landscape planters located along the driveway entrance. All landscape materials and spacing shall meet the minimum requirements of the Las Vegas Urban Design Guidelines and Standards.
7. The trash enclosure shall meet minimum standards set forth in the Las Vegas Medical District, which include screening from public view on three sides by a solid six-foot tall decorative wall, on the fourth side by a solid gate not less than five feet in height and shall have a roof.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 34 – SDR-3457

CONDITIONS - Continued:

8. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
9. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
10. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
11. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
12. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
13. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
14. All City Code requirements and design standards of all City departments must be satisfied.
15. The applicant shall meet with Planning and Development staff to develop an addressing plan prior to issue of permits.

Public Works

16. All new or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.
17. Construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site; the connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network; the connecting sidewalk shall be terminated on-site with a handicap ramp.
18. Site development to comply with all applicable conditions of approval for ZON-3456 and all subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

GPA-3469 - CANYON RIDGE CHRISTIAN CHURCH - Request to amend a portion of the Centennial Hills Interlocal Land Use Plan of the Centennial Hills Sector Plan FROM: R (RURAL DENSITY RESIDENTIAL) TO: P-F (PUBLIC FACILITY) on 39.24 acres adjacent to the northwest corner of Lone Mountain Road and Jones Boulevard (APN: 125-35-802-001, 002, 003, 005, 006, 007, 125-35-803-001 and 002), Ward 6 (Mack).

C.C.: 02/18/04

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application (Not Applicable)
3. Staff Report

MOTION:

GOYNES– APPROVED – UNANIMOUS with NIGRO excused

To be heard by the City Council on 2/18/2004.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 35 [GPA-3469] and Item 36 [ZON-3471].

ADRIENNE LOW, Planning and Development Department, explained that in 1995 a church was approved with a special use permit. In 2003, the Church submitted applications for expansion and two additional buildings, both of which were approved. Subsequently, the Church has asked for the amendment of the General Plan and the rezoning of the site to P-F (Public Facility) and C-V (Civic). MS. LOW noted that the Church is in the process of acquiring the southernmost adjacent lot which has been included in their request. Staff recommended approval subject to conditions.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 35 – GPA-3469

MINUTES – Continued:

JOHN SAWDON, 7373 Peak Drive, appeared on behalf of the applicant, and concurred with staff recommendations and conditions.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 35 [GPA-3469] and Item 36 [ZON-3471].

NOTE: All discussion for Item 35 [GPA-3469] and Item 36 [ZON-3471].was held under Item 35 [GPA-3469].

(7:22 – 7:26)

2-1146

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ZON-3471 - CANYON RIDGE CHRISTIAN CHURCH - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-V (CIVIC) on 39.24 acres adjacent to the northwest corner of Lone Mountain Road and Jones Boulevard (APN: 125-35-802-001, 002, 003, 005, 006, 007, 125-35-803-001 and 002), Ward 6 (Mack).

C.C.: 02/18/04

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES – APPROVED subject to conditions – UNANIMOUS with NIGRO excused

To be heard by the City Council on 2/18/2004.

MINUTES:

NOTE: See Item 35 [GPA-3469] for related discussion.

(7:22 – 7:26)

2-1146

CONDITIONS

Planning and Development

1. Site development to comply with all applicable conditions of approval for SDR-3213 and all other site-related actions.
2. A General Plan Amendment (GPA-3469) to a PF (Public Facilities) land use designation approved by the City Council.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

GPA-3459 - RICK WILLIAMS, ET AL ON BEHALF OF CRAIG/ BUFFALO, LIMITED -

Request to amend a portion of the Centennial Hills Interlocal Land Use Plan of the Centennial Hills Sector Plan FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: R (RURAL DENSITY RESIDENTIAL) on 10.8 acres adjacent to the southwest corner of Craig Road and Buffalo Drive (APN: 138-04-704-001, 002, 003 and 004), Ward 4 (Brown).

C.C.: 02/18/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application (Not Applicable)
3. Staff Report

MOTION:

EVANS - APPROVED – UNANIMOUS with NIGRO excused

To be heard by the City Council on 2/18/2004.

NOTE: ROBERT GENZER disclosed that Rick Williams has recently represented his wife and mother-in-law on a land transaction located in another area. In his capacity as the Director of Planning and Development Department, he has not been involved in the staff recommendation process on the subject applications.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 37 [GPA-3459], Item 38 [ZON-3461], Item 39 [SUP-3463], and Item 40 [SDR-3462].

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 37 – GPA-3459

MINUTES – Continued:

KYLE WALTON, Planning and Development Department, explained that the proposed General Plan Amendment supports a policy contained in the 2020 Master Plan that calls for development sensitive to the surrounding development. Staff feels the application is appropriate. With regard to the zoning request, the transition between rural type uses to the west and the dense uses across the street, staff recommended the request also be approved subject to conditions. Regarding the Site Development Plan Review, the proposed development is consistent with Title 19 and the landscaping guidelines and meets all the standards of the Code. The special use permit will allow the developer to have flexibility relative to the private streets. Staff recommended approval of all applications subject to the appropriate conditions.

JAMES VELTMAN, 4470 North Chieftain Street, appeared on behalf of the applicant and concurred with staff recommendations and conditions.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 37 [GPA-3459], Item 38 [ZON-3461], Item 39 [SUP-3463], and Item 40 [SDR-3462].

NOTE: All discussion for Item 37 [GPA-3459], Item 38 [ZON-3461], Item 39 [SUP-3463], and Item 40 [SDR-3462] was held under Item 37 [GPA-3459].

(7:26 – 7:38)

2-1461

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ZON-3461 - RICK WILLIAMS, ET AL ON BEHALF OF CRAIG/ BUFFALO, LIMITED -

Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-D (SINGLE FAMILY RESIDENTIAL - RESTRICTED) on 10.8 acres adjacent to the southwest corner of Craig Road and Buffalo Drive (APN: 138-04-704-001, 002, 003 and 004), Ward 4 (Brown).

C.C.: 02/18/04

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

EVANS – APPROVED subject to conditions – UNANIMOUS with NIGRO excused

To be heard by the City Council on 2/18/2004.

NOTE: ROBERT GENZER disclosed that Rick Williams has recently represented his wife and mother-in-law on a land transaction located in another area. In his capacity as the Director of Planning and Development Department, he has not been involved in the staff recommendation process on the subject applications.

MINUTES:

NOTE: See Item 37 [GPA-3459] for related discussion.

(7:26 – 7:38)

2-1461

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 38 – ZON-3461

CONDITIONS

Planning and Development

1. A General Plan Amendment (GPA-3459) to a R (Rural Density Residential) land use designation approved by the City Council.
2. A Resolution of Intent with a two-year time limit.
3. A Site Development Plan Review application approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

4. An Order of Vacation for the proposed vacation of the area adjacent to Helena Avenue must record prior to the recordation of a final map for this site and the final map must show the Recorder's number of the Vacation.
5. The Special Improvement District section of the Department of Public Works must be contacted and appropriate written agreements (if necessary) must be executed by the property owner(s) of record for Special Improvement District number 1480 prior to the recordation of a final map for this site. The written agreements (if applicable) will allow the recalculation and/or the redistribution of all assessments of record on this site. This site shall be responsible for all half-street improvements for Buffalo Drive not constructed by the Special Improvement District number 1480.
6. Construct half-street improvements including appropriate overpaving if legally able on Quadrel Street and Craig Road adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the north and west boundary of this site prior to construction of hard surfacing (asphalt or concrete).
7. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Map subdividing this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1, #234.2, and #234.3 to determine additional right-of-way requirements for bus

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 38 – ZON-3461

CONDITIONS – Continued:

turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

8. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SUP-3463 - RICK WILLIAMS, ET AL ON BEHALF OF CRAIG/ BUFFALO, LIMITED -
Request for a Special Use Permit FOR PRIVATE STREETS FOR A 23 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT adjacent to the southwest corner of Craig Road and Buffalo Drive (APN: 138-04-704-001, 002, 003 and 004), R-E (Residence Estates) Zone [PROPOSED: R-D (Single Family Residential-Restricted)] Ward 4 (Brown).

IF APPROVED: C.C.: 02/18/04

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

EVANS – APPROVED subject to conditions – UNANIMOUS with NIGRO excused

To be heard by the City Council on 2/18/2004.

NOTE: ROBERT GENZER disclosed that Rick Williams has recently represented his wife and mother-in-law on a land transaction located in another area. In his capacity as the Director of Planning and Development Department, he has not been involved in the staff recommendation process on the subject applications.

MINUTES:

NOTE: See Item 37 [GPA-3459], for related discussion.

(7:26 – 7:38)

2-1461

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 39 – SUP-3463

CONDITIONS

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for Private Streets (Residential).
2. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-3461) and Site Development Plan Review (SDR-3462).
3. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
4. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

5. Gated access driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
6. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.
7. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
8. Site development to comply with all applicable conditions of approval for Zoning eclassification ZON-3461, Site Development Plan Review SDR-3462 and all other subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SDR-3462 - RICK WILLIAMS, ET AL ON BEHALF OF CRAIG/ BUFFALO, LIMITED -

Request for a Site Development Plan Review FOR A 23 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 10.8 acres adjacent to the southwest corner of Craig Road and Buffalo Drive (APN: 138-04-704-001, 002, 003 and 004), R-E (Residence Estates) Zone [PROPOSED: R-D (Single Family Residential - Restricted)] Ward 4 (Brown).

C.C.: 02/18/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

EVANS – APPROVED subject to conditions – UNANIMOUS with NIGRO excused

To be heard by the City Council on 2/18/2004.

NOTE: ROBERT GENZER disclosed that Rick Williams has recently represented his wife and mother-in-law on a land transaction located in another area. In his capacity as the Director of Planning and Development Department, he has not been involved in the staff recommendation process on the subject applications.

MINUTES:

NOTE: See Item 37 [GPA-3459], for related discussion.

(7:26 – 7:38)

2-1461

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 40 – SDR-3462

CONDITIONS

Planning and Development

1. A Rezoning (ZON-3561) to an R-D (Single Family Residential – Restricted) Zoning District approved by the City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan, landscape plan and building elevations, except as amended by conditions herein.
4. The standards for this development shall include the following: minimum lot size of 11,000 square feet, minimum distance between buildings of 20 feet, minimum lot width of 90 feet, with exceptions as noted in Title 19.08.040, and building height shall not exceed two stories or 35 feet, whichever is less.
5. The setbacks for this development shall be a minimum of 25 feet to the front of the house, 18 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 10 feet on the side, 15 feet on the corner side, and 30 feet in the rear.
6. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a tentative map, to gate and designate the secondary access from Craig Road as an emergency access only.
7. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum six-foot wide landscape planters with 24-inch box trees planted a maximum of 30 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters. All landscaping shall meet the minimum requirements per the Las Vegas Urban Design Guidelines and Standards.
8. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
9. Air conditioning units shall not be mounted on rooftops.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 40 – SDR-3462

CONDITIONS – Continued:

11. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
13. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The Design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
14. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

15. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-3461 and all other subsequent site-related actions.
16. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.
17. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

GPA-3470 - JUAN J. ELIAS - Request to amend a portion of the Southwest Sector Future Land Use Plan of the General Plan FROM: L (LOW DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL) on 0.15 acres adjacent to the northeast corner of Bonanza Road and Twenty-Third Street (APN: 139-26-811-094), Ward 5 (Weekly).

C.C.: 02/18/04

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application (Not Applicable)
3. Staff Report

MOTION:

GOYNES – Motion for DENIAL – Motion carried with McSWAIN voting No and NIGRO excused

NOTE: Motion by GOYNES to rescind his previous Motion for Denial failed with TRUESDALL, GOYNES, and McSWAIN voting No and NIGRO excused

To be heard by the City Council on 2/18/2004.

MINUTES:

CHAIRMAN TRUESDALL declared the Public Hearing open on Item 41 [GPA-3470], Item 42 [ZON-3473], and Item 43 [SDR-3475].

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 41 – GPA-3470

MINUTES - Continued:

KYLE WALTON, Planning and Development Department, stated that the applicant's proposal would have an adverse affect on the surrounding community. Staff's recommendation for denial is based on the types of uses the applicant proposes. With regard to the Site Development Plan Review, MR. WALTON stated that this is a residence and is not suited for the type of business the applicant is requesting.

JUAN ELIAS, the applicant, 2301 East Bonanza Road, represented his applications. Having difficulty with doing his presentation, he asked for an interpreter to assist him.

COMMISSIONER GOYNES asked the applicant to explain the type of business he intends to conduct. MR. ELIAS replied that within the office section, he plans to provide tax preparation services and there would also be a photo studio. COMMISSIONER EVANS questioned the purpose for requesting Service Commercial inasmuch as that is a more intense zoning use.

KELLY BENAVIDES, Liaison to COUNCILMAN LAWRENCE WEEKLY, was present to translate for the applicant. MR. ELIAS, through MS. BENAVIDES, stated that the property was purchased as a residence. Subsequently, due to the increase in traffic and the changes occurring in the neighborhood, MR. ELIAS stated the home would no longer be safe for his family and proposed to convert the residence into a photo studio. He further explained that most of the photography would take place at functions outside of the studio and the residence would be used mainly as an office.

TODD FARLOW, 240 North 19th Street, noted that the applicant previously mentioned operating a photo shop and a tax preparation office. He stated that a few years prior, a similar situation occurred and the issue of parking arose. He believe that if the applicant is approved for both functions, he would be over-utilizing the site specifically in relation to parking. MR. FARLOW felt it crucial for the applicant to speak to COUNCILMAN WEEKLY. He added that approval should be restricted to one business use.

COMMISSIONER EVANS, noted that the application is for Service Commercial, whereas the applicant states that he plans to use the premises as an office. MR. ELIAS replied that his proposal was to ensure that in case his patrons wished to go into his studio, he would be safeguarded. COMMISSIONER EVANS commented that this area is still residential and he would not have a problem with Office in this location because of the low intensity, but he could not support the Service Commercial because of the potential traffic and parking issues that might arise. MR. WALTON clarified that an N-S (Neighborhood Service) designation would allow the applicant to have clients and further that photo studios are listed as a typical use.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 41 – GPA-3470

MINUTES - Continued:

COMMISSIONER McSWAIN noted that she would support the N-S designation but questioned access from Twenty-Third Street and asked staff to comment. MR. WALTON stated that the applicant asked for a waiver of landscaping. COMMISSIONER McSWAIN expressed concern about maintenance of the premises seeing as its present condition appears in disarray. CHAIRMAN TRUESDELL agreed with COMMISSIONER McSWAIN and also expressed that he would not support access to Twenty-Third Street.

MS. BENAVIDES stated that MR. ELIAS explained that the two parking spaces would be designated for employee parking. CHAIRMAN TRUESDELL emphasized that the site plan orients itself to the alleyway and the parking requirement for their business would be met by eliminating the driveway access to Twenty-Third Street yet still provide landscaping.

As a suggestion to the applicant, COMMISSIONER GOYNES asked whether an alternative site might not be more appropriate. He also mentioned the heavy traffic along Bonanza Road and felt this could be a potential safety hazard. Clarifying the basis for denial and addressing COMMISSIONER EVANS' comments with regard to the various uses allowed in a Neighborhood Services zone, MR. CLAPSADDLE stated that was the deciding factor for staff's recommendation. COMMISSIONER EVANS stated that it would be a grave mistake to grant a zoning request with an intensity that the City would not want.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 41 [GPA-3470], Item 42 [ZON-3473], and Item 43 [SDR-3475].

NOTE: All discussion for Item 41 [GPA-3470], Item 42 [ZON-3473], and Item 43 [SDR-3475] was held under Item 41 [GPA-3470].

(7:31 – 7:38/8:56 – 9:18)

2-1931/3-1482

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ZON-3473 - JUAN J. ELIAS - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: N-S (NEIGHBORHOOD SERVICE) AND FOR A WAIVER TO ALLOW A 68 FOOT WIDE LOT WHERE 100 FEET IS REQUIRED on 0.15 acres adjacent to the northeast corner of Bonanza Road and Twenty-Third Street (APN: 139-26-811-094), Ward 5 (Weekly).

C.C.: 02/18/04

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES – Motion for DENIAL – Motion carried with McSWAIN and DAVENPORT voting No and NIGRO excused

To be heard by the City Council on 2/18/2004.

MINUTES:

NOTE: See Item 41 [GPA-3470] for related discussion.

(7:31 – 7:38/8:56 – 9:18)

2-1931/3-1482

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SDR-3475 - JUAN J. ELIAS - Request for a Site Development Plan Review FOR A PROPOSED COMMERCIAL BUILDING AND A WAIVER OF THE PERIMETER LANDSCAPING REQUIREMENTS on 0.15 acres adjacent to the northeast corner of Bonanza Road and Twenty-Third Street (APN: 139-26-811-094), R-1 (Single Family Residential) Zone [PROPOSED: N-S (Neighborhood Service)], Ward 5 (Weekly).

C.C.: 02/18/04

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES – Motion for DENIAL – Motion carried with DAVENPORT voting No and NIGRO excused

To be heard by the City Council on 2/18/2004.

MINUTES:

NOTE: See Item 41 [GPA-3470] for related discussion.

(7:31 – 7:38/8:56 – 9:18)

2-1931/3-1482

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

GPA-3478 - NEVADA HOMES GROUP ON BEHALF OF DAY STAR VENTURES, LIMITED LIABILITY COMPANY - Request to amend a portion of the Centennial Hills Interlocal Land Use Plan of the General Plan FROM: LTC (LOW DENSITY RESIDENTIAL – TOWN CENTER) TO: ML-TC (MEDIUM-LOW DENSITY RESIDENTIAL – TOWN CENTER) on 15.17 acres adjacent to the southwest corner of Fort Apache Road and Deer Springs Way (APN: 125-19-701-008 and a portion of 007), Ward 6 (Mack).

C.C.: 02/18/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application (Not Applicable)
3. Staff Report

MOTION:

McSWAIN – Motion for DENIAL – UNANIMOUS with NIGRO excused

To be heard by the City Council on 2/18/2004.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 44 [GPA-3478], Item 45 [ZON-3481], Item 46 [VAR-3487], and Item 47 [SDR-3485].

ADRIENNE LOW, Planning and Development Department, explained that when Town Center was planned, Fort Apache Road was used as a dividing line between ML-TC (Medium-Low Density Residential – Town Center) and the RD-TC (Rural Density – Town Center) designation. Staff could not determine any hardship on this site and therefore recommended denial of the General Plan Amendment. With regards to the zoning, TC (Town Center) is an appropriate zoning and staff recommended approval subject to conditions.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 44 – GPA-3478

MINUTES – Continued:

Regarding the Variance, the applicant proposes open space at the entry and amenity zones that surround the perimeter of the subdivision. No useable internal open space is provided. She noted that with the small lot sizes, open space becomes more important. The applicant states that a park is proposed just south of this site. However, because no funds have been allocated for the park, it is uncertain whether it will ever be included on the property to the south. With regard to the Site Development Plan Review, there is a required trail on the west side of Fort Apache Road. The site plan does not include the trail alignment; therefore, staff determined that inclusion would have a definite affect on the layout of the site plan. Staff recommended denial on the Variance and the Site Development Plan Review.

ATTORNEY BOB GRONAUER, 3800 Howard Hughes Parkway, appeared on behalf of the applicant. Referring to the overhead, he pointed out the layout of the site plan and described the adjacent developments surrounding the subject site. With respect to the open space issues he referenced an approved middle school where there are plans to put a park at that location. In order to comply with the open space requirements, ATTORNEY GRONAUER stated that the developer is willing to omit one of the lots on the southern portion of the property along Bath Drive. Additionally, the developer plans to put in an additional 10-foot wide landscape trail area, adding two 24-gallon trees on each individual lot located in these areas in order to have approximately 8,000 square feet of additional open space. Finally, the developer proposes trees along the interior streets and will provide a walking trail out to the potential park area.

CAROL LeDUC, 7575 Rome Boulevard, objected to the proposed development and stated there is no need to change the zoning of the area.

TODD FARLOW, 240 North 19th Street, objected to the proposed gated community.

COMMISSIONER McSWAIN challenged that she did not feel the same opportunity given on these types of applications is not warranted in this case. She noted that this is not even an infill piece and objected to the lack of open space. MS. LOW interjected and explained that the trail would run the length of the frontage along Fort Apache and believes the developer would be responsible for 15 times the length of the Fort Apache frontage. COMMISSIONER McSWAIN asked for a estimate of how many lots would need to be eliminated to meet the open space. MS. LOW estimated the applicant is deficient by approximately 26,000 square feet of open space which would equate to seven lots.

COMMISSIONER EVANS concurred with staff's recommendation regarding the open space. He added that the project in its entirety reflects a degradation of the intent of the Master Plan. He stated he could not support the application.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 44 – GPA-3478

MINUTES – Continued:

CHAIRMAN TRUESDELL stated he could not accept any modification of the open space requirement. COMMISSIONER McSWAIN responding to ATTORNEY GRONAUER'S comments, stated that she could not support the GPA or the Zoning Request without a revised Site Plan. ROBERT GENZER, Director of Planning and Development Department, stated that of all of the applications, the General Plan Amendment is the most compelling item. He advised that the Commission must first decide whether the GPA is appropriate based on density, compatibility, etc. and then look at the other three items. COMMISSIONER EVANS asked if staff's analysis indicates to what degree the GPA would compromise the Town Center Master Plan and whether there would be a significant impact on Town Center. MR. GENZER replied that the Town Center Plan has not been given a chance to work particularly in regards to the number of changes that have occurred. He pointed out that one example relates to the commercial aspect of Town Center when commercial is taken out in favor residential and not replaced elsewhere. MR. CLAPSADDLE added that one important factor relates to movement from the urban core of Centennial Hills and Town Center where the density should lessen as you move west. He stated that the proposed amendment is contrary to that and staff sees no justification to amend the plan.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 44 [GPA-3478], Item 45 [ZON-3481], Item 46 [VAR-3487], and Item 47 [SDR-3485].

NOTE: All discussion for Item 44 [GPA-3478], Item 45 [ZON-3481], Item 46 [VAR-3487], and Item 47 [SDR-3485] was held under Item 44 [GPA-3478].

(7:36/9:43 – 10:10)

2-2006/3-2372

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ZON-3481 - NEVADA HOMES GROUP ON BEHALF OF DAY STAR VENTURES, LIMITED LIABILITY COMPANY - Request for a Rezoning FROM: U (UNDEVELOPED) [L-TC (Low Density Residential - Town Center)] TO: TC (TOWN CENTER) on approximately 10 acres adjacent to the southwest corner of Fort Apache Road and Deer Springs Way (a portion of APN: 125-19-701-007), Ward 6 (Mack).

C.C.: 02/18/04

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED subject to conditions – UNANIMOUS with NIGRO excused

To be heard by the City Council on 2/18/2004.

MINUTES:

NOTE: See Item 44 [GPA-3478] for related discussion.

(7:36/9:43 – 10:10)

2-2006/3-2372

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 45 – ZON-3481

CONDITIONS:

Planning and Development

1. Construct a 20-foot wide multi-use transportation trail adjacent to Fort Apache Road in accordance with the Trails Element of the 2020 Master Plan.
2. A Site Development Plan Review application (SDR-3485) approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.
3. All development shall be in conformance with the Town Center Development Standards Manual.

Public Works

4. Dedicate 40 feet of right-of-way adjacent to this site for Deer Springs Way, 50 feet for Fort Apache Road, 40 feet for Bath Drive, a 54 foot radius on the southwest corner of Deer Springs Way and Fort Apache Road and a 25 foot radius on the northwest corner of Bath Drive and Fort Apache Road prior to the issuance of any permits.
5. Construct half-street improvements including appropriate overpaving if legally able on Deer Springs Way, Fort Apache Road and Bath Drive adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
6. Coordinate with the Collection Systems Planning Section of the Department of Public Works to extend public sanitary sewer in Bath Drive to the west edge of this site at a location and depth acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 45 – ZON-3481

CONDITIONS – Continued:

7. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Map subdividing this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, or compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

8. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

VAR-3487 - NEVADA HOMES GROUP ON BEHALF OF DAY STAR VENTURES, LIMITED LIABILITY COMPANY - Request for a Variance TO ALLOW 19,572 SQUARE FEET OF OPEN SPACE WHERE 42,264 SQUARE FEET OF OPEN SPACE IS REQUIRED FOR A PROPOSED 98 LOT SINGLE FAMILY DEVELOPMENT on 15.17 acres adjacent to the southwest corner of Fort Apache Road and Deer Springs Way (APN: 125-19-701-008 and a portion of 007), T-C (Town Center) and U (Undeveloped) Zones [T-C (Town Center) General Plan Designation] [PROPOSED: T-C (Town Center)], Ward 6 (Mack).

C.C.: 02/18/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – Motion for DENIAL – UNANIMOUS with NIGRO excused

To be heard by the City Council on 2/18/2004.

MINUTES:

NOTE: See Item 44 [GPA-3478] for related discussion.

(7:36/9:43 – 10:10)

2-2006/3-2372

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SDR-3485 - NEVADA HOMES GROUP ON BEHALF OF DAY STAR VENTURES, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review FOR A PROPOSED 98 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 15.17 acres adjacent to the southwest corner of Fort Apache Road and Deer Springs Way (APN: 125-19-701-008 and a portion of 007), T-C (Town Center) and U (Undeveloped) Zones [T-C (Town Center) General Plan Designation] [PROPOSED: T-C (Town Center)], Ward 6 (Mack).

C.C.: 02/18/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

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RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – Motion for DENIAL – UNANIMOUS with NIGRO excused

To be heard by the City Council on 2/18/2004.

MINUTES:

NOTE: See Item 44 [GPA-3478] for related discussion.

(7:36/9:43 – 10:10)

2-2006/3-2372

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - RENOTIFICATION - ROC-2671 - GERALD GARAPICH, A.I.A., LIMITED LIABILITY COMPANY ON BEHALF OF GRAND TETON LODGE LAND, LIMITED LIABILITY COMPANY - Request for a Review of Condition No. 6 of an approved Special Use Permit (U-0011-00) WHICH RESTRICTED COMMERCIAL ZONING TO THE WESTERN PORTION OF APN: 125-09-401-006 adjacent to the northeast corner of Grand Teton Drive and Durango Drive (APN: 125-09-401-006 and 017), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] and U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 6 (Mack).

C.C.: 02/18/04

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

123

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted at meeting: Petition containing 114 signatures of protest (attached to Item 48 [ROC-2671])
5. Submitted at meeting: List of conditions submitted by applicant (attached to Item 48 [ROC-2671])
6. Submitted at meeting: Design Criteria Guidelines submitted by applicant (attached to Item 48 [ROC-2671])

MOTION:

GOYNES – APPROVED subject to conditions– Motion carried with EVANS voting No and NIGRO excused

To be heard by the City Council on 2/18/2004 – Not to be heard prior to 4:00 P.M.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 48 – ROC-2671

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 48 [ROC-2671], Item 49 [GPA-3483], Item 50 [ZON-3509], Item 51 [SUP-3513], and Item 52 [SDR-3511].

KYLE WALTON, Planning and Development Department, briefly summarized each of the applications. He explained that the original special use permit only allowed the zoning for the tavern to take up half of the parcel. The remaining half of the parcel was zoned residential. MR. WALTON explained that the applicant proposes to include all of the parcel at the intersection of Durango Drive and Grand Teton Drive and a parcel immediately to the east and incorporate all into one development. Staff indicated that the applicant's request to delete the condition related to the half portion of Durango Drive and Grant Teton Drive zoned residential is appropriate and recommended approval. MR. WALTON added that there are trails involved in this application to which the applicant has tried to address.

With regard to the General Plan Amendment, the applicant requested a change from PCD (Planned Community Development) to C-1 (Limited Commercial). The applicant proposes to take the whole parcel where the tavern is now planned and make it SC (Service Commercial), then take the parcel to the east and make it also SC. It is staff's contention that the parcel affected by the Review of Condition should be the sole parcel used for commercial. Staff determined that the transition from residential type uses in the area to commercial type uses is inadequate to justify both parcels becoming commercial. MR. WALTON added that the easternmost parcel could be combined with other parcels to the north and become a residential-type subdivision. He noted that the General Plan supports commercial in the Town Center area with very little commercial in the planned community areas.

Using the overhead, DAVID CLAPSADDLE, Planning and Development Department, pointed out the parcel that is zoned C-1 that has a Special Use Permit for a Tavern. The applicant plans to move the tavern from that parcel to the next parcel. MR. CLAPSADDLE stated that that would invalidate the special use permit and if the rezoning is granted, it would require the applicant to come in for another special use permit to re-validate the tavern at the new location..

KAREN RICHARDSON, 815 Pilot Road, appeared on behalf of the owner and developer. She described the conversion of the 10-acre parcel from a County Island zoned C-2 and the subsequent annexation into the City. MS. RICHARDSON asked if the use permit already granted stays with the land. DEPUTY CITY ATTORNEY BRYAN SCOTT responded that the City would not likely approve two tavern special use permits on a small parcel and specifically not adjacent to each other. MR. CLAPSADDLE clarified that if the tavern were located where the special use permit was originally approved would present no problem. However, moving the tavern to the property where it is not currently zoned C-1 would mean a new use permit. For

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 48 – ROC-2671

MINUTES – Continued:

further clarification, DEPUTY CITY ATTORNEY SCOTT asked whether the conditions for the previously approved special use permit were available.

MS. RICHARDSON referenced a previous application for a convalescent care home that was submitted at the time the property was still a County Island. She compared that intense use with the applicant's proposal for a mini-storage and felt the project would be a lesser impact on the neighborhood. MS. RICHARDSON noted that the applicant has met with the neighbors and in the process developed a list of conditions that address the architectural features of the development. She submitted the list of proposed conditions and a list of guidelines to accompany each of the applications. In conclusion she introduced STUART APOLLO, 7600 Westcliff Drive, owner/operator of the subject site.

TODD FARLOW, 240 North 19th Street, objected to the proposed development stating that the applicant's statement that they would try to address the trails is not acceptable. Looking at the map, he noted that this development is located at the main intersection of the trails alignment and therefore, stated that the applicant must address it.

LOUISE RUSKAMP, 8500 Log Cabin Way, Vice President of the Tule Springs Community Association, appeared in protest. She stated that this has been an ongoing situation since 1998. She provided a brief history on the 10-acre parcel and stated that back when it was still a part of the County, and based on much opposition from the residents, the County Commissioners approved a C-2 zoning on 1.85 acres for tavern. When it was annexed into the City, the equivalent zoning was C-1. She clarified it was not a down zoning. She emphasized that the neighborhood has consistently objected to any commercial on the west side of I-95 and have clearly stated that they want only residential on the remainder of the subject property. MS. RUSKAMP was apprehensive that the property owners of the vacant parcels across the street will submit similar applications and felt approval of the subject applications would set a dangerous precedent.

ROBERT FREYBERGER, 8037 Sweet Clover Court, appeared in opposition to the proposed development. He referenced the Master Plan that involved hours of painstaking planning and stated that as the reason so many people moved to the area. Nice restaurants with bars, trails, residential, and plaza malls are all components of the Master Plan but most recently with the influx of taverns and auto dealerships, the concept is slowly vanishing. He encouraged the Commission to maintain the standards established by the Master Plan.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 48 – ROC-2671

MINUTES – Continued:

BRIE MOORE, 8064 Villa Rosarito Street, objected to the proposed project. She explained that when she moved into her subdivision, she was told that there would only be minor commercial. She objected to the storage facility specifically because the area is all single-family residential and she did not see a need for it. She argued that a high school is contemplated and when completed would expose the young adults to individuals who patronize these types of establishments. In addition, the more commercial there is, the more traffic will increase.

CAROL LeDUC, 7575 Rome Boulevard, stated her opposition. She verbalized that this has been a reoccurring issue, since the parcel was inherited from the County and annexed into the City. She declared that the applicant nevertheless should abide by the Town Center Standards. MS. LeDUC stated that having the previously approved tavern was a huge compromise between the residents and the applicant, such an action that would never be permitted today. She unwaveringly stated that the neighborhood does not want this project and the applicant must understand that he has no entitlement.

The following residents of adjacent communities voiced their objection: KELLY GRONDAHL, 7947 Quail Heaven Street; KEVIN KILLIAN, 7960 Quail Breast Lane; COLLETTE MANGOLD, 8212 Quail Nest Avenue; DARRYLE RILEY, 8258 Quail Gorge Avenue; and TIM O'NEILL, 8905 Colorful Pines Avenue. Speaking against this project, the consensus was that the safety of their children would be jeopardized by the increased traffic that would be generated by the additional commercial not to mention the lack of buffering between commercial and residential. Several citizens felt the existing retail is adequate and the focus should be on additional residential, ensuring the trails elements, and promoting a family-type environment. One speaker stated that if this parcel were approved for commercial, it would encourage the property owners of the vacant parcels across the street to do the same. In conclusion, a resident of the Pine Meadows Estates, stated that back in 1998, this community was the only existing one in the area and the residents steadfastly worked with the developer when the tavern was proposed to ensure it would be a friendly family tavern. He was displeased with the turn of events. At the conclusion of the Public Hearing, petitions with signatures of opposition were submitted for the record.

In response to the applicant's request for clarification, DEPUTY CITY ATTORNEY BRYAN SCOTT explained that the zoning could contain a condition that expunges the existing special use permit. MR. CLAPSADDLE stated that if the tavern were moved from where previously approved, an additional special use permit would then be required which would then expunge the previous use permit. As a last note, MR. CLAPSADDLE explained that the Commission would not be under any obligation to approve the new special use permit.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 48 – ROC-2671

MINUTES – Continued:

Speaking of behalf of the applicant, LUCY STEWART, 2754 Highland Drive, having discussed the situation with MR. APOLLO, stated that he would keep the existing tavern on the corner. She added that the applicant also plans to provide an equestrian trail along the east boundary and the northern property line and will ensure a 20-foot landscape buffer along the street frontage.

At the request of COMMISSIONER EVANS, MR. WALTON briefly summarized and provided staff's recommendations for each of the applications. MR. CLAPSADDLE explained that the site involves two APN numbers. Based on the previous approval staff determined that nothing could be done with the tavern on the corner of the commercial. To keep with the residential character of the neighborhood, staff suggested extending the commercial designation and zoning on APN: 125-09-401-006; however, any extension of the commercial on APN: 125-09-401-017 would be an intrusion on the residential character of the neighborhood. MR. CLAPSADDLE added that the site plan should be revised as such to make it a better development and more compatible with the neighborhood.

COMMISSIONER McSWAIN did not feel commercial applications were inappropriate in this location. She added that text amendments do allow mini-storages in Neighborhood-Services; however, looking at the applicant's site design, it appeared to lack articulation and would need enhancements to look more residential. Having heard the comments of the neighbors related to the adversities a mini-storage would have on the community, COMMISSIONER McSWAIN stated that if done properly and is complimentary in architecture would not be an imposition to a residential area.

COMMISSIONER GOYNES noted that the location of Grand Teton Drive and Durango Drive will eventually be a major thoroughfare. Noting that the neighbors might be satisfied with having the site remain vacant for many years to come, he supported the intent of the applicant to develop the site, keeping in mind the uses that would be compatible to the neighborhood.

CHAIRMAN TRUESDELL commented that there are a lot of perceived concessions as to what would be appropriate for that corner parcel. He supported the neighbors' sensitivity regarding the limitation on how this development would go the east and the extent of the impact beyond the 1.8 acres.

DAVID GUERRA, Public Works Department, referenced the Design Guidelines Booklet submitted by the applicant and stated that a quick review of those did not appear to affect the rights-of-way. He did as for clarification as to whether there would be any type of lighting in the right-of way and to identify whether or not the exhibit reflecting the site does not bind the City in any way with regard to the right-of-way.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 48 – ROC-2671

MINUTES – Continued:

With the tabling of Item 51 [SUP-3513] and Item 52 [SDR-3511], MR. CLAPSADDLE confirmed that both applications would be re-notified.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 48 [ROC-2671], Item 49 [GPA-3483], Item 50 [ZON-3509], Item 51 [SUP-3513], and Item 52 [SDR-3511].

NOTE: All discussion for Item 48 [ROC-2671] and Item 49 [GPA-3483], Item 50 [ZON-3509], Item 51 [SUP-3513], and Item 52 [SDR-3511]. was held under Item 48 [ROC-2671].

(7:38 – 8:56)

2-1964/3-1

CONDITIONS:

Planning and Development

1. Conformance to all applicable conditions of approval for Rezoning (ZC-1702-98), Special Use Permit and Site Development Plan Review (U-0011-00) (except for condition #6), and all other site-related actions, as required by the Planning and Development Department and Department of Public Works.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

GPA-3483 - GERALD GARAPICH, A.I.A., LIMITED LIABILITY COMPANY ON BEHALF OF GRAND TETON LODGE LAND, LIMITED LIABILITY COMPANY -
Request to amend a portion of the Centennial Hills Sector of the General Plan FROM: PCD (PLANNED COMMUNITY DEVELOPMENT) TO: SC (SERVICE COMMERCIAL) on 7.84 acres adjacent to the northeast corner of Grand Teton Drive and Durango Drive (APN: 125-09-401-006 and 017), Ward 6 (Mack).

C.C.: 02/18/04

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

287

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application (Not Applicable)
3. Staff Report
4. Submitted at meeting: Petition containing 114 signatures of protest (attached to Item 48 [ROC-2671])
5. Submitted at meeting: List of conditions submitted by applicant (attached to Item 48 [ROC-2671])
6. Submitted at meeting: Design Criteria Guidelines submitted by applicant (attached to Item 48 [ROC-2671])

MOTION:

GOYNES – APPROVED and adding the following condition:

- *The plan amendment pertains to APN: 125-09-401-006 only.*
- UNANIMOUS with NIGRO excused

To be heard by the City Council on 2/18/2004 – Not to be heard prior to 4:00 P.M.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 49 – GPA-3483

MINUTES:

NOTE: See Item 48 [ROC-2671] for related discussion.

(7:38 – 8:56)

2-1964/3-1

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ZON-3509 - GERALD GARAPICH, A.I.A., LIMITED LIABILITY COMPANY ON BEHALF OF GRAND TETON LODGE LAND, LIMITED LIABILITY COMPANY - Request for a Rezoning FROM: U (UNDEVELOPED) [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) and U (UNDEVELOPED) [PCD (Planned Community Development) General Plan Designation] TO: C-1 (LIMITED COMMERCIAL) on 7.84 acres adjacent to the northeast corner of Grand Teton Drive and Durango Drive (APN: 125-09-401-006 and 017), Ward 6 (Mack).

C.C.: 02/18/04

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

288

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted at meeting: Petition containing 114 signatures of protest (attached to Item 48 [ROC-2671])
5. Submitted at meeting: List of conditions submitted by applicant (attached to Item 48 [ROC-2671])
6. Submitted at meeting: Design Criteria Guidelines submitted by applicant (attached to Item 48 [ROC-2671])

MOTION:

GOYNES– APPROVED subject to conditions – Motion carried with McSWAIN voting No and NIGRO excused

To be heard by the City Council on 2/18/2004 – Not to be heard prior to 4:00 P.M.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 50 – ZON-3509

MINUTES:

NOTE: See Item 48 [ROC-2671] for related discussion.

(7:38 – 8:56)

2-1964/3-1

CONDITIONS:

Planning and Development

1. A General Plan Amendment (GPA-3483) to a SC (Service Commercial) land use redesignation approved by the City Council.
2. A Resolution of Intent with a two-year time limit.
3. A Special Use permit (SUP-3513), and a Site Development Plan Review (SDR-3511) application approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.
4. This rezoning only applies to the east half of APN 125-04-401-006.

Public Works

5. Dedicate 60 feet of right-of-way adjacent to this site for Grand Teton, an additional 20 feet for a total half-street width of 50 feet on Durango Drive, and a 54-foot radius at the northeast corner of Durango Drive and Grand Teton Drive prior to the issuance of any permits as required by the Department of Public Works. Additional dedications in accordance with Standard Drawing #201.1 and dedication for a bus turn out shall also be provided unless specifically not required in the approved Traffic Impact Analysis.
6. Coordinate with the City Surveyor to determine whether a Reversionary Map or other map is necessary; if such map is required, it should record prior to the issuance of any permits for this site.
7. Construct half-street improvements including appropriate overpaving on Durango Drive and Grand Teton Drive, including the widened median island on Grand Teton Drive, adjacent to the overall site concurrent with the first phase of development of this site as required by the Department of Public Works. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 50 – ZON-3509

CONDITIONS – Continued:

8. Landscape and maintain all unimproved right-of-way on Durango Drive and Grand Teton Drive adjacent to this site concurrent with development of this site.
9. Obtain an Encroachment Agreement for all landscaping and private improvements located in the Durango Drive and Grand Teton Drive public rights-of-way adjacent to this site prior to occupancy of this site as required by the Department of Public Works.
10. Grant pedestrian access easements for all public sidewalks not located within public right-of-way prior to occupancy of this site as required by the Department of Public Works.
11. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or the submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, whichever may occur first, if allowed by the City Engineer.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 50 – ZON-3509

CONDITIONS – Continued:

12. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, or compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SUP-3513 - GERALD GARAPICH, A.I.A., LIMITED LIABILITY COMPANY ON BEHALF OF GRAND TETON LODGE LAND, LIMITED LIABILITY COMPANY - Request for a Special Use Permit FOR A PROPOSED MINI-WAREHOUSE DEVELOPMENT adjacent to the north side of Grand Teton Drive, approximately 1,270 feet east of Fort Apache Road (APN: 125-09-401-006 and 017), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] and U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 6 (Mack).

IF APPROVED: C.C.: 02/18/04

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

286

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted at meeting: Petition containing 114 signatures of protest (attached to Item 48 [ROC-2671])
5. Submitted at meeting: List of conditions submitted by applicant (attached to Item 48 [ROC-2671])
6. Submitted at meeting: Design Criteria Guidelines submitted by applicant (attached to Item 48 [ROC-2671])

MOTION:

DAVENPORT – TABLED – UNANIMOUS with NIGRO excused

MINUTES:

NOTE: See Item 48 [ROC-2671] for related discussion.

(7:38 – 8:56)

2-1964/3-1

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**PLANNING COMMISSION MEETING OF: JANUARY 22, 2004****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

SDR-3511 - GERALD GARAPICH, A.I.A., LIMITED LIABILITY COMPANY ON BEHALF OF GRAND TETON LODGE LAND, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review FOR A PROPOSED 71,570 SQUARE FOOT OFFICE, TAVERN, MINI-STORAGE DEVELOPMENT on 7.84 acres adjacent to the northeast corner of Durango Drive and Grand Teton Drive (APN: 125-09-401-006 and 017), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] and U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 6 (Mack).

C.C.: 02/18/04**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.
City Council Meeting

286**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.
City Council Meeting

0**RECOMMENDATION:**

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted at meeting: Petition containing 114 signatures of protest (attached to Item 48 [ROC-2671])
5. Submitted at meeting: List of conditions submitted by applicant (attached to Item 48 [ROC-2671])
6. Submitted at meeting: Design Criteria Guidelines submitted by applicant (attached to Item 48 [ROC-2671])

MOTION:**DAVENPORT – TABLED – UNANIMOUS with NIGRO excused****MINUTES:**

NOTE: See Item 48 [ROC-2671] for related discussion.

(7:38 – 8:56)

2-1964/3-1

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

GPA-3484 - OVATION DEVELOPMENT ON BEHALF OF SANTA FE HOTEL, INC. -

Request to amend a portion of the Centennial Hills Interlocal Land Use Plan FROM: SC (SERVICE COMMERCIAL) TO: M (MEDIUM DENSITY RESIDENTIAL) on 17.80 acres adjacent to the east side of Rainbow Boulevard, approximately 350 feet south of Lone Mountain Road (APN: 138-02-101-001 and 013), Ward 6 (Mack).

C.C.: 02/18/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

96

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application (Not Applicable)
3. Staff Report

MOTION:

DAVENPORT – Motion for APPROVAL – Motion carried but failed to obtain the required super majority with McSWAIN abstaining as her firm is currently under contract with Ovation Development, TRUESDELL abstaining as a partner in a real estate venture with him owns property within the notice area and NIGRO excused.

To be heard by the City Council on 2/18/2004 – Not to be heard prior to 4:30 P.M.

NOTE: With the two noted abstentions and one Commissioner excused, ROBERT GENZER, Director of Planning and Development Department, asked the applicant to acknowledge that regardless on what motion is made, the General Plan Amendment will go forward to the City Council as a Denial.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004

Planning and Development Department

Item 53 – GPA-3484

MINUTES:

COMMISSIONER GOYNES declared the Public Hearing open on Item 53 [GPA-3484], Item 54 [ZON-3486], and Item 55 [SDR-3490].

DAVID CLAPSADDLE, Planning and Development Department, explained that this property, designated Commercial, has been vacant for over six years. Staff determined that changing the land use designation to M (Medium Density Residential) is appropriate as it will move the commercial use into Town Center. With regard to the zoning request, staff recommended approval on the same basis. Pertaining to the Site Plan, there are 426 units proposed with all access out to Rainbow Boulevard. Staff compared the present design proposal to the former applications that were withdrawn six years ago and noted that this project has more landscaping, is more compact and has many good design aspects. He pointed out that on the southern property line there are eight lots on Painted Desert Drive that directly abut this property. In that regard, MR. CLAPSADDLE suggested adding a condition, contingent upon approval of all applications, that there be enhanced landscaping along that side of the property to provide extra buffering. He noted that there were 83 protests received and zero approvals.

ATTORNEY TOM AMICK, 3800 Howard Hughes Parkway, appeared on behalf of the applicant. He concurred with staff's presentation and added that the project site is located immediately south of the Santa Fe Station Hotel Casino between Rainbow Boulevard and Rancho Drive. The property is an infill piece that is currently designated as SC (Service Commercial) and has been impacted by the expansion of the Santa Fe Station Hotel Casino. Notably there are a number of vacant properties in close proximity that are designated O (Office) and residential to the south. He agreed with MR. CLAPSADDLE that there has been no demands for commercial development on this property and believes his client's proposal will have a lesser impact on the residential to the south. He repeated the same information provided by staff but emphasized that all parking requirements are met, the project meets the Residential Adjacency Standards and there are no variances associated with these applications.

ATTORNEY AMICK referenced seventeen homes located on the cul-de-sac at Painted Desert. With much consideration, the applicant was especially sensitive to the buffering between the proposed project and those residences. In an effort to alleviate any intrusion of privacy, the buildings were rotated to be perpendicular to the residential properties so that only the end of the building could be seen. ATTORNEY AMICK committed to providing the landscaping required. He added that a neighborhood meeting was held, attended by approximately 33 people.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 53 – GPA-3484

MINUTES – Continued:

The individuals listed spoke against the proposed development and their comments follow: TODD DONNELLY, 6644 Painted Desert Drive, speaking on behalf of eight other residents in attendance; BRAXTON RICH, 6512 Painted Desert Drive; JACKIE REELEY, 4722 Balsam Street; CHRISTOPHER SMITH, 6441 Doby Peak Drive; RALPH HUBNER, 4829 Gentle Pines Court; CYNTHIA SPEER, 6613 Painted Desert Drive; CHRIS NICHOLS, 4452 McBride Drive; M.J. PHILLIPS, 6441 Doby Peak Drive; LARRY LANG, 6633 Wheelbarrow Peak Drive; KAREN DYKA, 6501 Wheelbarrow Peak Drive; ROBERT EAGLE, 4686 Balsam Street; TODD FARLOW, 240 North 19th Street and PAMELA HANDEGARD, 6640 Painted Desert Drive.

For the benefit of the audience and in response to one of the speakers, MR. GENZER clarified that the Commission will vote on each of the items, but because there are not five people voting, no matter what the motion is for, it will go forward technically as a denial. However, on the City Council Agenda, it would read that the motion was for approval but failed because they did not have the super majority.

The first speaker stated that the adjacent neighbors were never approached regarding plans for the vacant property. He stressed that the residents do not want apartments because of the potential for crime and lower values. A poll was taken of apartment complexes in the vicinity that have a considerable amount of vacant units. Another resident stated that along Rancho Drive, there are commercial properties and there has been no opposition to that. He stated that if the subject property remained commercial, he would prefer deliveries versus having someone looking into his home. Several residents reportedly were told that nothing less than half an acre would be built in the vicinity. One resident felt the property would be better suited for medium-priced homes rather than apartments. Another resident stated that the elementary, the middle and the high schools are at a maximum enrollment and she felt the community could not handle any more children in the schools in the area. Several of the residents supported the preservation of their current life style as reflected in their pride of ownership. The majority of objections centered on the influx of vehicles generating increased traffic that would jeopardize the safety of the children living in the neighborhoods and the adverse effects on the quality of life in the existing neighborhoods. One speaker stated that living in the rural communities alleviates the need for CC&R's and gated communities. One gentleman believed the owner of this property probably knew what the zoning was when he made his investment. He also commented on the frequent number of changes to the Master Plan that have occurred. Lastly, he stated that the intersection of Lone Mountain and Rancho is so heavily congested that this project, with all of apartment dwellers, would only add to that nightmare. One speaker, not residing in the immediate area, stated that the 2020 Master Plan stresses owner-occupied homes and he felt this should be imposed even if it meant subsidizing incomes to accomplish this.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 53 – GPA-3484

MINUTES – Continued:

ATTORNEY AMICK briefly addressed the concerns as stated by the neighbors. He felt it unfair for the residents to ask that the property remain vacant. He accentuated the fact that no matter what is developed on this property, whether it be commercial as planned or homes like the neighbors asked for, there is going to be traffic that comes with that and it will go onto Rainbow Boulevard. Relating to the comments regarding the landscaping, ATTORNEY AMICK stated that the developer plans to landscape the project as specified in staff conditions.

COMMISSIONER GOYNES stated that developers purchase property with the intent to eventually develop it. He commented that ultimately, it would be developed and not likely to sit vacant for years to come. Amid taunting from the audience, COMMISSIONER GOYNES went on to explain that the essence of neighborhood meetings is to get the residents to meet with the developers.

COMMISSIONER EVANS questioned the issue of schools and whether they would have adequate facilities to accommodate a sizable number of children once the development has been completed. ATTORNEY AMICK replied that the developer provided statistics gathered from some of the other developments that he owns that indicated that more or less not more than 25% of the people who rent have school-age children. COMMISSIONER EVANS added that he appreciated the fact that the neighbors took the time to attend the meeting; however, he disagreed with some of statements for a number of reasons. He stated that C-2 is an intense zoning and looking at the list of potential uses that could go on part of the site he felt there was no comparison to the applicant's proposal that appears to be a high-end apartment complex and a less intrusive use. COMMISSIONER EVANS further stated that there appears to be a misperception or even prejudice that many people have about apartments and apartment residents. He stated his support of this project as long as the applicant commits to providing everything to make it a quality development.

COMMISSIONER GOYNES agreed with the comments of COMMISSIONER EVANS and felt confident the project would be well maintained and proper for the neighborhood. He asked ATTORNEY AMICK about the security measures. ATTORNEY AMICK replied that the project will have on-site management and believes at least one person will be on-site during the evenings.

With reference to the lighting, MR. CLAPSADDLE stated that is spelled out in the conditions.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 53 – GPA-3484

MINUTES – Continued:

There was no further discussion.

COMMISSIONER GOYNES declared the Public Hearing closed on Item 53 [GPA-3484], Item 54 [ZON-3486], and Item 55 [SDR-3490].

NOTE: All discussion for Item 53 [GPA-3484], Item 54 [ZON-3486], and Item 55 [SDR-3490] was held under Item 53 [GPA-3484].

(10:10 – 11:00)

3-3785/4-1

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

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DISCUSSION

SUBJECT:

ZON-3486 - OVATION DEVELOPMENT ON BEHALF OF SANTA FE HOTEL, INC. -
Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) and C-2 (GENERAL COMMERCIAL) TO: R-3 (MEDIUM DENSITY RESIDENTIAL) on 17.80 acres adjacent to the east side of Rainbow Boulevard, approximately 350 feet south of Lone Mountain Road (APN: 138-02-101-001 and 013), Ward 6 (Mack).

C.C.: 02/18/04

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

96

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

DAVENPORT – APPROVED subject to conditions – UNANIMOUS with McSWAIN abstaining as her firm is currently under contract with Ovation Development, TRUESDELL abstaining as a partner in a real estate venture with him owns property within the notice area and NIGRO excused.

To be heard by the City Council on 2/18/2004 – Not to be heard prior to 4:30 P.M.

MINUTES:

NOTE: See Item 53 [GPA-3484] for related discussion.

(10:10 – 11:00)

3-3785/4-1

PLANNING COMMISSION MEETING OF JANUARY 22, 2004

Planning and Development Department

Item 54 – ZON-3486

CONDITIONS:

Planning and Development

1. A General Plan Amendment (GPA-3484) to the M (Medium Density Residential) land use designation approved by City Council.
2. A Resolution of Intent with a two-year time limit.
3. A Site Development Plan Review application (SDR-3490) approved by the Planning Commission and City Council prior to the issuance of any permits, any site grading, and all development activity for the site.

Public Works

4. Dedicate 30 feet of right-of-way adjacent to this site for Red Coach Avenue and the appropriate right-of-way for the associated compound knuckle transition to join Painted Desert Drive with Red Coach Avenue to meet current City standards prior to the issuance of any permits.
5. Construct all incomplete half-street improvements on Rancho Drive and construct all half-street improvements including appropriate overpaving on Lone Mountain Road, Rainbow Boulevard, and on the Red Coach Avenue alignment adjacent to this site including the construction of the Red Coach Avenue/Painted Desert Drive knuckle transition to meet current City standards. Also, construct a minimum of two lanes of pavement from the southeast edge of this parcel easterly to the existing improvements on Red Coach Avenue. All improvements shall be constructed concurrent with the first phase of development anywhere on this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete). All existing overpaving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 54 – ZON-3486

CONDITIONS – Continued:

6. Coordinate with the Collection Systems Planning Section of the Department of Public Works to extend public sanitary sewer in Red Coach Avenue/Painted Desert Drive and provide a stub along the west edge of this site at a location and depth acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits.
7. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for or the recordation of a Map subdividing this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, or compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
8. Landscape and maintain all unimproved right-of-way on Rancho Drive adjacent to this site.
9. Submit an application for an Occupancy Permit for all landscaping and private improvements in the Rancho Drive public right-of-way adjacent to this site prior to the issuance of any permits.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004

Planning and Development Department

Item 54 – ZON-3486

CONDITIONS – Continued:

10. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SDR-3490 - OVATION DEVELOPMENT ON BEHALF OF SANTA FE HOTEL, INC. -

Request for a Site Development Plan Review FOR A 426 UNIT RESIDENTIAL DEVELOPMENT on 17.80 acres adjacent to the east side of Rainbow Boulevard, approximately 350 feet south of Lone Mountain Road (APN: 138-02-101-001 and 013), R-E (Residence Estates) and C-2 (General Commercial) Zones [PROPOSED: R-3 (Medium Density Residential)], Ward 6 (Mack).

C.C.: 02/18/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

96

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

DAVENPORT – APPROVED subject to conditions and amending Condition 10 as follows:

10. The landscape plan shall be revised and approved by Planning and Development Department staff; prior to the time application is made for a building permit, to reflect ***36 inch box trees 20 feet on center along the south property line and*** a minimum of four five-gallon shrubs for each tree within provided planters.

– **UNANIMOUS** with McSWAIN abstaining as her firm is currently under contract with Ovation Development, TRUESDELL abstaining as a partner in a real estate venture with him owns property within the notice area and NIGRO excused.

To be heard by the City Council on 2/18/2004 – Not to be heard prior to 4:30 P.M.

MINUTES:

NOTE: See Item 53 [GPA-3484] for related discussion.

(10:10 – 11:00)

3-3785/4-1

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 55 – SDR-3490

CONDITIONS:

Planning and Development

1. A General Plan Amendment (GPA-3484) to the M (Medium Density Residential) land use designation approved by City Council.
2. A Rezoning (ZON-3486) to an R-3 (Medium Density Residential) Zoning District approved by the City Council.
3. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
4. All development shall be in conformance with the site plan, landscape plan and building elevations, except as amended by conditions herein.
5. In accordance with the provisions of the City of Las Vegas Drought Code, turf areas shall not exceed 15% of the required landscaped area. It is recommended that xeriscape be utilized in lieu of any turf, as the open space areas are not designed for recreational use.
6. The standards for this development shall include the following; minimum distance between buildings of 10 feet, and building height shall not exceed two stories or 35 feet, whichever is less.
7. The setbacks for this development shall be a minimum of 20 feet in the front, 5 feet on the side, 5 feet on the corner side, and 20 feet in the rear.
8. Trash enclosures must be fully enclosed and have the same design theme and building materials as the main structures.
9. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
10. The landscape plan shall be revised and approved by Planning and Development Department staff; prior to the time application is made for a building permit, to reflect a minimum of four five-gallon shrubs for each tree within provided planters.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 55 – SDR-3490

CONDITIONS - Continued:

11. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
12. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets. Air conditioning units shall not be mounted on rooftops.
13. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
14. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
15. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

16. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
17. Construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site; the connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network; the connecting sidewalk shall be terminated on-site with a handicap ramp.
18. All landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
19. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.
20. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-3486 and all other subsequent site-related actions.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004

Planning and Development Department

Item 55 – SDR-3490

CONDITIONS - Continued:

21. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

GPA-3495 - ROBERT A. JANKOVICS ON BEHALF OF SUZANNE M. GALANOS -
Request to amend a portion of the Centennial Hills Interlocal Land Use Plan of the Centennial Hills Sector Plan FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: O (OFFICE) on 1.21 acres adjacent to the northwest corner of Decatur Boulevard and Donnie Avenue (APN: 138-12-810-024 and 025), Ward 6 (Mack).

C.C.: 02/18/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application (Not Applicable)
3. Staff Report

MOTION:

GOYNES – Motion for DENIAL – Motion carried with McSWAIN voting No and NIGRO excused

To be heard by the City Council on 2/18/2004.

MINUTES:

COMMISSIONER GOYNES declared the Public Hearing open on Item 56 [GPA-3495] and Item 57 [ZON-3498].

KYLE WALTON, Planning and Development Department, stated that the applicant's request to amend the General Plan to allow the office uses is not appropriate. He stated that the Plan should remain residential. Staff recommended denial of both applications.

TIM BLISH, Architect, 2375 East Tropicana Avenue, and ROBERT JANKOVICS, the applicant, 1700 South Main Street, represented the applications.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 56 – GPA-3495

MINUTES – Continued:

MR. BLISH indicated on the overhead the location of the subject site in proximity to the adjacent properties. He addressed the traffic from the commercial area as moving down Donnie Avenue. MR. JANKOVICS added that the parcel is comprised of two lots and is located in the flight path to the main runway of the North Las Vegas Airport. He understood the parcel is zoned for residential; however, as close as it is to the airport, he challenged that an office use would be more compatible to the area.

TODD FARLOW, 240 North 19th Street, expressed his opposition to the proposal. He also noted that Donnie Avenue serves as a buffer between the commercial and the residential.

COMMISSIONER McSWAIN considered the property as an infill piece and seeing as the surrounding area is already developed she stated that the applicant is justified in his request to change the land use designation.

COMMISSIONER GOYNES challenged that the Red Feather across the street has never had more than five tenants at one given time and he questioned MR. JANKOVICS as to whether he already had a list of prospective tenants. MR. JANKOVICS did not respond but added that small business offices are not that difficult to rent. He alleged that the proposal is to provide a structure that will have a residential appearance and will be enhanced with dense landscaping to provide adequate buffering between it and the adjacent residential.

With regard to COMMISSIONER EVANS' query as to why no site plan was submitted, CHAIRMAN TRUESDELL reiterate that foremost the General Plan Amendment needs to be reviewed and a determination made; however, beyond that, the Commission needs to see exactly what is planned for the property therefore necessitating submittal of a site plan. CHAIRMAN TRUESDELL remarked that this entire area is a housing site and although he appreciated the applicant's effort to maintain the same appearance, he stated that most houses are not set up with forty-plus parking spaces on site.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 56 [GPA-3495] and Item 57 [ZON-3498].

NOTE: All discussion for Item 56 [GPA-3495] and Item 57 [ZON-3498] was held under Item 56 [GPA-3495].

(11:00 – 11:15)

4-1829

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ZON-3498 - ROBERT A. JANKOVICS ON BEHALF OF SUZANNE M. GALANOS -

Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: O (OFFICE) on 1.21 acres adjacent to the northwest corner of Decatur Boulevard and Donnie Avenue (APN: 138-12-810-024 and 025), Ward 6 (Mack).

C.C.: 02/18/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES – Motion for DENIAL – Motion carried with McSWAIN voting No and NIGRO excused

To be heard by the City Council on 2/18/2004.

MINUTES:

NOTE: See Item 56 [GPA-3495] for related discussion.

(11:00 – 11:15)

4-1829

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**PLANNING COMMISSION MEETING OF: JANUARY 22, 2004****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

GPA-3497 - CARINA CORPORATION ON BEHALF OF TULE SPRINGS PLAZA, LIMITED LIABILITY COMPANY - Request to amend a portion of Map 4 of the Centennial Hills Town Center Land Use Plan of the Centennial Hills Sector Plan FROM: SC-TC (SERVICE COMMERCIAL - TOWN CENTER) TO: SX-TC (SUBURBAN MIXED USE - TOWN CENTER) on 40.9 acres adjacent to the southwest corner of Farm Road and Tule Springs Road (APN: 125-17-702-002), Ward 6 (Mack).

C.C.: 02/18/04**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.
City Council Meeting

71**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.
City Council Meeting

1**RECOMMENDATION:**

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application (Not Applicable)
3. Staff Report

MOTION:**McSWAIN – APPROVED subject to conditions – UNANIMOUS with NIGRO excused****To be heard by the City Council on 2/18/2004.****MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, explained that the difference between SC-TC (Service Commercial-Town Center) and SX-TC (Suburban Mixed Use-Town Center) is that SX-TC allows residential components. He stated that the main concern pertains to a significant loss of Service Commercial in Town Center and substantiated that with statistics that show a loss of 221 acres and have gained 99 acres of SX-TC. MR. CLAPSADDLE added that 71 protests were received against the Plan Amendment. Staff recommended denial.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 58 – GPA-3497

MINUTES – Continued:

MARK GOTTHEID, President of Carina Corporation, believed the proposed amendment to the General Plan is appropriate and briefly described the details of the project. With regard to the loss of commercially-zoned uses, he remarked that over the years, there has been significant residential development east of I-95. The neighbors have requested neighborhood commercial services and every indication points to their disapproval of intense service commercial projects. He justified the requested change pointing out that the existing site with its current designation has sat vacant waiting for a service commercial use. MR. GOTTHEID remarked that the applicant has made great effort to recognize the needs and desires of the existing residents in the neighborhood as well as focused in on the market conditions in an effort to exceed the standards of Town Center. MR. GOTTHEID presented a conceptual plan for the proposed Centennial Springs Village that showed designated areas for single-family residential, a separate section of multi-family residential and a blend of mixed commercial and residential.

TODD FARLOW, 240 North 19th Street, expressed his approval and stated that finally a developer has come forward to produce a quality product that is entirely in keeping with the concept of the Town Center Plan.

COMMISSIONER GOYNES expressed his approval and applauded the applicant's effort to produce a quality community. COMMISSIONER EVANS concurred but questioned whether the area is the appropriate site for this development. MR. CLAPSADDLE, once again referenced the Town Center map that indicated the losses and gains in each commercial category.

CHAIRMAN TRUESDELL addressed sections of SC-TC parcels to abut the proposed development and remarked that some are landlocked and others cannot be developed. He realized that to provide a proper balance would take numerous hours of work. With regard to the proposed development, he remarked that it comes very close to meeting the Town Center Master Plan and felt comfortable supporting despite his concern that the location is not the most feasible site. CHAIRMAN TRUESDELL, addressing the applicant, pointed out that he looks forward to seeing the site plan layout that reflects every minute detail of the project as addressed in his presentation.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(11:15 – 11:41)

4-2642

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**PLANNING COMMISSION MEETING OF: JANUARY 22, 2004****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

GPA-3500 - RICHMOND AMERICAN HOMES ON BEHALF OF JAMES R. TUCKER FAMILY TRUST AND JAMES TUCKER TRUST - Request to amend a portion of Map 4 of the Centennial Hills Town Center Land Use Plan of the Centennial Hills Sector Plan FROM: MS-TC (MAIN STREET MIXED USE - TOWN CENTER) TO: MLA-TC (MEDIUM-LOW ATTACHED DENSITY RESIDENTIAL - TOWN CENTER) on 10 acres adjacent to the southeast corner of Deer Springs Way and Grand Montecito Parkway (APN: 125-20-702-001), Ward 6 (Mack).

C.C.: 02/18/04**PROTESTS RECEIVED BEFORE:****Planning Commission Mtg.****0****City Council Meeting****APPROVALS RECEIVED BEFORE:****Planning Commission Mtg.****0****City Council Meeting****RECOMMENDATION:**

Staff recommends this item be WITHDRAWN WITHOUT PREJUDICE.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES – Motion to Accept the WITHDRAWAL WITHOUT PREJUDICE of Item 21 [DIR-3448], Item 23 [GPA-2046], Item 59 [GPA-3500] and Item 60 [VAR-3504], and HOLD IN ABEYANCE Item 61 [SUP-3503] and Item 62 [SDR-3505] to 2/26/2004 – UNANIMOUS with McSWAIN abstaining on Item 59 [GPA-3500], Item 60 [VAR-3504], Item 61 [SUP-3503] and Item 62 [SDR-3505] as her firm is presently under contract with Richmond American Homes and NIGRO excused

NOTE: CHAIRMAN TRUESDELL disclosed that the subject property is located adjacent to a property that he represents. He will vote on the withdrawal but will abstain when the item comes back for consideration.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 59 – GPA-3500

MINUTES:

CHAIRMAN TRUESDELL explained that the following items: Item 21 [DIR-3448], Item 23 GPA-2046], Item 59 [GPA-3500], Item 60 [VAR-3504], Item 61 [SUP-3503] and Item 62 [SDR-3505] are items that have been requested to be held in abeyance to a future meeting or withdrawn without prejudice and may be considered in one motion.

(5:15 – 5:21)

1-179

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

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DISCUSSION

SUBJECT:

VAR-3504 - RICHMOND AMERICAN HOMES ON BEHALF OF JAMES R. TUCKER FAMILY TRUST AND JAMES TUCKER TRUST - Request for a Variance TO ALLOW 34,093 SQUARE FEET OF OPEN SPACE WHERE 68,999 SQUARE FEET IS REQUIRED on 10 acres adjacent to the southeast corner of Deer Springs Way and Grand Montecito Parkway (APN: 125-20-702-001), T-C (Town Center) Zone, Ward 6 (Mack).

C.C.: 02/18/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends this item be WITHDRAWN WITHOUT PREJUDICE.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES – Motion to Accept the WITHDRAWAL WITHOUT PREJUDICE of Item 21 [DIR-3448], Item 23 [GPA-2046], Item 59 [GPA-3500] and Item 60 [VAR-3504], and HOLD IN ABEYANCE Item 61 [SUP-3503] and Item 62 [SDR-3505] to 2/26/2004 – UNANIMOUS with McSWAIN abstaining on Item 59 [GPA-3500], Item 60 [VAR-3504], Item 61 [SUP-3503] and Item 62 [SDR-3505] as her firm is presently under contract with Richmond American Homes and NIGRO excused

NOTE: CHAIRMAN TRUESDELL disclosed that the subject property is located adjacent to a property that he represents. He will vote on the withdrawal but will abstain when the item comes back for consideration.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 60 – VAR-3504

MINUTES:

CHAIRMAN TRUESDELL explained that the following items: Item 21 [DIR-3448], Item 23 GPA-2046], Item 59 [GPA-3500], Item 60 [VAR-3504], Item 61 [SUP-3503] and Item 62 [SDR-3505] are items that have been requested to be held in abeyance to a future meeting or withdrawn without prejudice and may be considered in one motion.

(5:15 – 5:21)

1-179

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**PLANNING COMMISSION MEETING OF: JANUARY 22, 2004****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

SUP-3503 - RICHMOND AMERICAN HOMES ON BEHALF OF JAMES R. TUCKER FAMILY TRUST AND JAMES TUCKER TRUST - Request for a Special Use Permit FOR A GATED SUBDIVISION WITH PRIVATE STREETS WITHIN TOWN CENTER adjacent to the southeast corner of Deer Springs Way and Grand Montecito Parkway (APN: 125-20-702-001), T-C (Town Center) Zone [PROPOSED: ML-TC (Medium-Low Residential - Town Center) General Plan Designation], Ward 6 (Mack).

IF APPROVED: C.C.: 02/18/04**IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)****PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends this item be HELD IN ABEYANCE to the February 26, 2004 Planning Commission meeting.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES – Motion to Accept the WITHDRAWAL WITHOUT PREJUDICE of Item 21 [DIR-3448], Item 23 [GPA-2046], Item 59 [GPA-3500] and Item 60 [VAR-3504], and HOLD IN ABEYANCE Item 61 [SUP-3503] and Item 62 [SDR-3505] to 2/26/2004 – UNANIMOUS with McSWAIN abstaining on Item 59 [GPA-3500], Item 60 [VAR-3504], Item 61 [SUP-3503] and Item 62 [SDR-3505] as her firm is presently under contract with Richmond American Homes and NIGRO excused

NOTE: CHAIRMAN TRUESDELL disclosed that the subject property is located adjacent to a property that he represents. He will vote on the abeyance but will abstain when the item comes back for consideration.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 61 – SUP-3503

MINUTES:

CHAIRMAN TRUESDELL explained that the following items: Item 21 [DIR-3448], Item 23 GPA-2046], Item 59 [GPA-3500], Item 60 [VAR-3504], Item 61 [SUP-3503] and Item 62 [SDR-3505] are items that have been requested to be held in abeyance to a future meeting or withdrawn without prejudice and may be considered in one motion.

(5:15 – 5:21)

1-179

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**PLANNING COMMISSION MEETING OF: JANUARY 22, 2004****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

SDR-3505 - RICHMOND AMERICAN HOMES ON BEHALF OF JAMES R. TUCKER FAMILY TRUST AND JAMES TUCKER TRUST - Request for a Site Development Plan Review FOR A PROPOSED 96 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 10 acres adjacent to the southeast corner of Deer Springs Way and Grand Montecito Parkway (APN: 125-20-702-001), T-C (Town Center) Zone, Ward 6 (Mack).

C.C.: 02/18/04**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends this item be HELD IN ABEYANCE to the February 26, 2004 Planning Commission meeting.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES – Motion to Accept the WITHDRAWAL WITHOUT PREJUDICE of Item 21 [DIR-3448], Item 23 [GPA-2046], Item 59 [GPA-3500] and Item 60 [VAR-3504], and HOLD IN ABEYANCE Item 61 [SUP-3503] and Item 62 [SDR-3505] to 2/26/2004 – UNANIMOUS with McSWAIN abstaining on Item 59 [GPA-3500], Item 60 [VAR-3504], Item 61 [SUP-3503] and Item 62 [SDR-3505] as her firm is presently under contract with Richmond American Homes and NIGRO excused

NOTE: CHAIRMAN TRUESDELL disclosed that the subject property is located adjacent to a property that he represents. He will vote on the abeyance but will abstain when the item comes back for consideration.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 62 – SDR-3505

MINUTES:

CHAIRMAN TRUESDELL explained that the following items: Item 21 [DIR-3448], Item 23 GPA-2046], Item 59 [GPA-3500], Item 60 [VAR-3504], Item 61 [SUP-3503] and Item 62 [SDR-3505] are items that have been requested to be held in abeyance to a future meeting or withdrawn without prejudice and may be considered in one motion.

(5:15 – 5:21)

1-179

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

GPA-3507 - LAMB OF GOD LUTHERN CHURCH - Request to amend a portion of the Centennial Hills Interlocal Land Use Plan of the Centennial Hills Sector Plan FROM: R (RURAL DENSITY RESIDENTIAL) TO: PF (PUBLIC FACILITY) on 5.51 acres on the north side of Azure Drive, approximately 600 feet east of Jones Boulevard (a portion of APN: 125-25-101-030), Ward 6 (Mack).

C.C.: 02/18/04

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – Motion for APPROVAL – Motion carried but failed to obtain the required super majority with DAVENPORT abstaining as he is a member of the Lutheran Church and NIGRO excused [Failure to obtain the required super majority is tantamount to a denial]

To be heard by the City Council on 2/18/2004.

MINUTES:

CHAIRMAN TRUESEDELL declared the Public Hearing open on Item 63 [GPA-3507], Item 64 [ZON-3415] and Item 65 [SDR-3398].

DAVID CLAPSADDLE, Planning and Development Department, explained that the applicant is requesting a change to the General Plan from R (Rural Density Residential) to PF (Public Facility) throughout the entire site as well as request to change the rezoning from R-E (Residence Estates) to C-V (Civic).

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 63 – GPA-3507

MINUTES – Continued:

JAMES GRINDSTAFF, 2230 Corporate Circle, appeared on behalf of the applicant. He agreed with staff's presentation that this is a housekeeping action in order to get the zoning and the land use designations in order. He noted that a meeting was held with the neighbors and concerns were addressed.

Prior to the motion on the Site Development Plan Review, MR. CLAPSADDLE stated that staff was unaware that the ball field was not included in the application. With the Commission's concurrence, he stated this action could be processed administratively.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 63 [GPA-3507], Item 64 [ZON-3415] and Item 65 [SDR-3398].

NOTE: All discussion for Item 63 [GPA-3507], Item 64 [ZON-3415] and Item 65 [SDR-3398] was held under Item 63 [GPA-3507].

(11:41 – 11:47)

4-3886/5-1

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

ZON-3415 - LAMB OF GOD LUTHERAN CHURCH - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-V (CIVIC) on 5.51 acres on the north side of Azure Drive, approximately 600 feet east of Jones Boulevard (a portion of APN: 125-25-101-030), Ward 6 (Mack).

C.C.: 02/18/04

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED subject to conditions – UNANIMOUS with DAVENPORT abstaining as he is a member of the Lutheran Church and NIGRO excused

To be heard by the City Council on 2/18/2004.

MINUTES:

NOTE: See Item 63 [GPA-3507] for related discussion.

(11:41 – 11:47)

4-3886/5-1

CONDITIONS:

Planning and Development

1. Resolution of Intent with a Two Year Time limit.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 64 – ZON-3415

CONDITIONS – Continued:

Public Works

2. Construct half-street improvements on Azure Drive adjacent to this site concurrent with development of this site.
3. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. All new or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.
4. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004

Planning and Development Department

Item 64 – ZON-3415

CONDITIONS – Continued:

5. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, whichever may occur first, if allowed by the City Engineer.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SDR-3398 - LAMB OF GOD LUTHERAN CHURCH - Request for a Site Development Plan Review FOR PROPOSED ADDITIONS TO AN EXISTING CHURCH AND PRIVATE SCHOOL, PRIMARY TOTALING 27,600 SQUARE FEET on 10.44 acres at 6220 North Jones Boulevard (APN: 125-25-101-030), R-E (Residence Estates) and R-E (Residence Estates) Zones under Resolution of Intent to C-V (Civic) [PROPOSED: C-V (Civic)], Ward 6 (Mack).

C.C.: 02/18/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED subject to conditions and adding the following condition:

- *Proposed ball fields on the eastern portion of the site to be reviewed administratively.*
- **UNANIMOUS** with **DAVENPORT** abstaining as he is a member of the Lutheran Church and **NIGRO** excused

To be heard by the City Council on 2/18/2004.

MINUTES:

NOTE: See Item 63 [GPA-3507] for related discussion.

(11:41 – 11:47)

4-3886/5-1

CONDITIONS:

Planning and Development

1. This Site Development Plan Review shall expire two years from the date of final approval unless it is exercised or an Extension of Time is granted.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 65 – SDR-3398

CONDITIONS – Continued:

2. All development shall be in conformance with the site plan and building elevations expect as amended by other conditions.
3. All buildings shall maintain a minimum setback of 70 feet from the north property line, 150 feet from the east property line and 50 feet from the south property line.
4. Submit a revised landscape plan showing conformance to parking and perimeter landscaping standards for approval by the Department of Planning and Development prior to the issuance of building permits.
5. The maximum height permitted for any structure is 35 feet
6. All lighting standards shall be no taller than 30 feet and utilize “shoe-box” fixtures and downward directed lighting. Lighting of athletic and playfields shall be directed away from residentially zoned properties.
7. Landscaping and a permanent underground sprinkler system shall be installed and permanently maintained. Failure to property maintain required landscaping and the sprinkler system shall be cause for revocation of a business license.
8. Handicapped parking facilities shall comply with Title 19 standards.
9. The expansion shall be architecturally consistent with the existing church.

Public Works

10. Provide proof from Clark County that this site is allowed to construct an access through the Beltway Right-of-Way on the northern side of this site as shown on the submitted site plan. If such proof cannot be provided this site plan shall be revised to exclude those portions of Beltway Right-of-Way as shown.
11. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-3415 and all other subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**PLANNING COMMISSION MEETING OF: JANUARY 22, 2004****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

GPA-3512 - DARYL DRISCOLL ON BEHALF OF BRIGHT ANGEL CHURCH OF CHRIST - Request to amend a portion of the Centennial Hills Interlocal Land Use Plan FROM: L (LOW DENSITY RESIDENTIAL) TO: PF (PUBLIC FACILITY) on 5.0 acres on the northwest corner of Bright Angel Way and Bonita Vista Street (APN: 125-29-601-019), Ward 6 (Mack).

C.C.: 02/18/04**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.
City Council Meeting

4**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.
City Council Meeting

0**RECOMMENDATION:**

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application (Not Applicable)
3. Staff Report

MOTION:**GOYNES – APPROVED – UNANIMOUS with NIGRO excused****To be heard by the City Council on 2/18/2004.****MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 66 [GPA-3512], Item 67 [ZON-3472], and Item 68 [SDR-3477].

DAVID CLAPSADDLE, Planning and Development Department, explained that the plan amendment and zoning are perfunctory. It will provide a single land use designation and zoning for the entire site. Normally a 5,000 classroom addition would be handled administratively and not come forward. However, since the general plan amendment and rezoning were required, staff brought forward the site plan as well. The 20-foot wide trail along Bright Angel Way will need to be constructed along with the addition. The new development will match the style of the existing church and landscaping for a consistent look and appeal. Staff recommended approval of all three applications.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 66 – GPA-3512

MINUTES – Continued:

DARYL DRISCOLL, 8600 Bowland Court, concurred with all conditions and requested a covenant with the City regarding the 20-foot wide trail since the trail does not exist on either adjoining parcel. He would agree to build the trail at the time the other portions are constructed.

MR. CLAPSADDLE questioned how the construction would be triggered. ROBERT GENZER, Director of Planning and Development Department, indicated that a bond was imposed on another development for the trail and his staff would be willing to research and work with the applicant prior to the Council hearing of these items. MR. DRISCOLL accepted that suggestion. CHAIRMAN TRUESDELL discussed with MR. CLAPSADDLE that staff understood the suggestion and that the suggestion would not need to be formalized as a condition.

JIM McCLAIN, 5980 Bonita Vista, objected to the church given the lack of access except via Bonita Vista and Riley Boulevard. People in the area assumed that access would be developed from Bright Angel Way to Durango and Centennial. Since then the S-curve was built and entrances and exits prohibited. Also, Durango up to Bonita Vista is desert and not a road. This is a rural, low-density area and the residents oppose the increased traffic through the neighborhood.

CHAIRMAN TRUESDELL confirmed with DAVID GUERRA, Public Works, that no access would be permitted through the S-curve. MR. GUERRA added that the site plan would have to be amended because Riley will not be extended to the north to this property. The land to the north along Bright Angel is all PF zoned land owned by the Bureau of Land Management. Bright Angel will elbow and go to the south as well. CHAIRMAN TRUESDELL pointed out that the existing church is a victim of the S-curve. MR. CLAPSADDLE advised that the revised site plan was provided.

SCOTT HOOPER, Moran & Associates, 630 South Fourth Street, appeared on behalf of MARY BARTSAS Living Trust. They oppose the applications which would prevent maximized use of the property owned by the Trust at Centennial and Durango. In fact approval would hurt several properties in that vicinity given a 1500 foot distance separation from the tavern for which they are seeking entitlement.

CHAIRMAN TRUESDELL reviewed the existing designations within the vicinity and the S-curve location. It would appear that this church would not impact the entitlement issue. The measurement is property line to property line, so the addition would not increase the separation. With that understanding, MR. HOOPER withdrew his objection.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 66 – GPA-3512

MINUTES – Continued:

CHAIRMAN TRUESDELL expressed concern with access. MR. DRISCOLL pointed out that an increase of four classrooms will not significantly increase neighborhood traffic. The congregation is frequently reminded to minimize their speed through what is a residential community. While they would prefer a northern access, the S-curve did create a problem with that. It is important to understand that the addition will not bring additional bodies to the church.

COMMISSIONER McSWAIN stated that her home is near a huge Catholic Church, down the street from a Lutheran Church and an elementary school is across the street from both these churches. This is relatively great access.

COMMISSIONER GOYNES verified with MR. CLAPSADDLE that the BARTSAS property was outside the 1500-foot separation.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 66 [GPA-3512], Item 67 [ZON-3472], and Item 68 [SDR-3477].

NOTE: All discussion for Item 66 [GPA-3512], Item 67 [ZON-3472], and Item 68 [SDR-3477] was held under Item 66 [GPA-3512].

(11:47 – 12:02)

5-305

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

ZON-3472 - DARYL DRISCOLL ON BEHALF OF BRIGHT ANGEL CHURCH OF CHRIST - Request for a Rezoning FROM: U (UNDEVELOPED) [L (Low Density Residential) General Plan Designation] [PROPOSED: PF (Public Facility) General Plan Designation] TO: C-V (CIVIC) on 5.0 acres adjacent to the northwest corner of Bright Angel Way and Bonita Vista Street (APN: 125-29-601-019), Ward 6 (Mack).

C.C.: 02/18/04

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

4

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES – APPROVED subject to conditions – UNANIMOUS with NIGRO excused

To be heard by the City Council on 2/18/2004.

MINUTES:

NOTE: See Item 66 [GPA-3512] for related discussion.

(11:47 – 12:02)

5-305

CONDITIONS:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. A General Plan Amendment (GPA-3512) to PF (Public Facility) approved by the Planning Commission and City Council.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 67 – ZON-3472

CONDITIONS – Continued:

3. A Site Development Plan Review application (SDR-3477) approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

4. Dedicate 30-feet of right-of-way for Bright Angel Way and the necessary right-of-way for a knuckle meeting current City standards at the intersection of Bright Angel Way and Bonita Vista Street adjacent to this site prior to the issuance of any permits.
5. Construct half-street improvements on Bright Angel Way adjacent to this site concurrent with development, including appropriate overpaving (if legally able). Extend all required underground utilities, such as public sewer, electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete). Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
6. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
7. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements

PLANNING COMMISSION MEETING OF JANUARY 22, 2004

Planning and Development Department

Item 67 – ZON-3472

CONDITIONS – Continued:

for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, or compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SDR-3477 - DARYL DRISCOLL ON BEHALF OF BRIGHT ANGEL CHURCH OF CHRIST - Request for a Site Development Plan Review FOR A CLASSROOM ADDITION on 5.0 acres on the northwest corner of Bright Angel Way and Bonita Vista Street (APN: 125-29-601-019), U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation], Ward 6 (Mack).

C.C.: 02/18/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

4

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

NIGRO – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 2/18/2004.

MINUTES:

NOTE: See Item 66 [GPA-3512] for related discussion.

(11:47 – 12:02)

5-305

CONDITIONS:

Planning and Development

1. A General Plan Amendment (GPA-3512) and a Rezoning (ZON-3472) approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 68 – SDR-3477

CONDITIONS – Continued:

3. The required 20 foot wide multi-use transportation trail shall be constructed along the full length of the site concurrent with the development of the new classroom building.
4. All development shall be in conformance with the site plan and building elevations, date stamped 2/18/04, except as amended by conditions herein.
5. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
6. Mechanical and electrical equipment and any communication equipment, excluding communication towers and antennas, shall be concealed from view of Lake Mead Boulevard and neighboring properties.
7. All outdoor utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
8. All City Code requirements and design standards of all City departments must be satisfied.
9. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize ‘shoe-box’ fixtures and downward-directed lights. The lighting shall be directed away from residential property or screened, and shall not spill over onto adjacent properties.
10. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
11. The applicant shall meet with the staff of the Planning and Development Department to develop an address plan prior to issue of permits.

Public Works

12. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 68 – SDR-3477

CONDITIONS – Continued:

13. Landscape and maintain all unimproved right-of-way adjacent to this site.
14. Obtain an Encroachment Agreement for all landscaping and private improvements located in the public right-of-way adjacent to this site prior to occupancy of this site.
15. Grant pedestrian access easements for all public sidewalks not located within public right-of-way prior to occupancy of this site as required by the Department of Public Works.
16. Site development to comply with all applicable conditions of approval for ZON-3472 and all subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**PLANNING COMMISSION MEETING OF: JANUARY 22, 2004****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

GPA-3515 - SF INVESTMENTS ON BEHALF OF SCHNIDER BOVERT M&P FAMILY TRUST - Request to amend a portion of the Interlocal Land Use Plan FROM: R (RURAL DENSITY RESIDENTIAL) TO: L (LOW DENSITY RESIDENTIAL) on 3.63 acres adjacent to the southwest corner of Peak Drive and Jones Boulevard (APN: 138-14-702-003 and 009), Ward 5 (Weekly).

C.C.: 02/18/04**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

3

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application (Not Applicable)
3. Staff Report

MOTION:**GOYNES – APPROVED – UNANIMOUS with NIGRO excused****To be heard by the City Council on 2/18/2004.****MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 69 [GPA-3515], Item 70 [ZON-3520], and Item 71 [SDR-3521].

ADRIENNE LOW, Planning and Development Department, commented on the notification map which reflects an R designation for almost all of the parcels. It is unlikely that the pattern could be changed by a developer subdivides the small parcels into smaller lots. Net density surrounding the subject property is approximately 1.8 units per acre. This project is proposed at 4.4, approximately 2.4 times greater than the surrounding area. The R-1 conventional zoning district has established development standards which include minimum lot sizes and widths. Another concern is that the project is entirely within an R-PN buffer. State legislation limits that density to 3.0 units per acre unless good cause is shown. The applicant has not demonstrated such just cause. Staff recommended denial of all three applications.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 69 – GPA-3515

MINUTES – Continued:

ATTORNEY JENNIFER LAZOVICH, 3800 Howard Hughes Parkway, appeared on behalf of the application. The subject property is bounded by Peak Drive, Jones Boulevard and Madre Mesa as well as a combination of single-family R-E and vacant lots. Three months ago the same developer was approved for a very similar project by both the Planning Commission and City Council. That other project also abutted R-E parcels. Concentrated efforts to work with the neighbors eventually resulted in an acceptable rural-type design. Even though R-1 projects do not require a site development plan review, they have brought forward one in order to demonstrate the specially designed, single-story R-1 lots that will be made more appealing to the surrounding neighborhood. A two-story condominium project was previously proposed for this site. At the neighborhood meeting held, there were many questions but no objections to the single-story homes. ATTORNEY LAZOVICH pointed out other similar zoning blendings which are in the vicinity, although they are outside the notification area.

LILLY BURNS, 2880 Mustang, commented on the frequency that she has had to attend meetings at the City. She commended the Planning Commissioners for the job they do and the difficult decisions they have to make. Her 26,000 square foot lot is within the development previously approved. It is time to develop this land in order to preserve her beautiful neighborhood. Traffic is a side effect of a growing community. This developer has worked very hard to work out an acceptable design.

GEORGE MUNS, 5916 Paseo del Mar, also commended the developer for working with the community. Although the density is slightly higher, he would recommend the project. This shows that homes can be built on Jones and closely follow the General Plan, unlike the 246-unit apartment complex approved half a mile away on Jones and surrounded by similar R-E homes. He urged the Planning Commission and staff represent the residents and demand closer adherence to the General Plan in the future.

JOHN HUNT, 5948 Madre Mesa, generally supported the project. There are unanswered questions that remain from the two neighborhood meetings. These included traffic issues, development of Peak Drive and unresolved problems with flooding at Madre Mesa and Peak Drive. He would prefer lower density, especially given other vacant parcels in the vicinity. This type of an increase in density calls for the neighbors to give up quite a bit.

ALICE KUKEC, 2860 Mustang Street, indicated her strong support of the project that would abut her 26,000 square foot property. The lot sizes are very good. She would like to see Peak vacated, but that will not be determined for some time. The School District incorrectly identified Peak as a bus route, but the true route is Torrey Pines.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 69 – GPA-3515

MINUTES – Continued:

ATTORNEY LAZOVICH thanked the neighbors for waiting so long to speak for the development. COMMISSIONER DAVENPORT explained that the density was calculated based on the R-1 designation. MS. LOW added that the proposed density is actually 4.4 or 16 lots on 3.5 acres.

COMMISSIONER EVANS stressed that he would not normally support the request, but the intent of the State Statute and legislative buffer was to create harmony in the neighborhood. This project appears to achieve that harmony. COMMISSIONER McSWAIN advised ATTORNEY LAZOVICH that the neighbors' position impacted her decision.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 69 [GPA-3515], Item 70 [ZON-3520], and Item 71 [SDR-3521].

NOTE: All discussion for Item 69 [GPA-3515], Item 70 [ZON-3520], and Item 71 [SDR-3521] was held under Item 69 [GPA-3515].

(12:02 – 12:20)

5-803

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

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DISCUSSION

SUBJECT:

ZON-3520 - SF INVESTMENTS ON BEHALF OF SCHNIDER BOVERT M&P FAMILY TRUST - Request for a Rezoning FROM: U (UNDEVELOPED) [R (Rural Density Residential) General Plan Designation] TO: R-1 (SINGLE FAMILY RESIDENTIAL) on 3.63 acres adjacent to the southwest corner of Peak Drive and Jones Boulevard (APN: 138-14-702-003 and 009), Ward 5 (Weekly).

C.C.: 02/18/04

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

3

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES – APPROVED subject to conditions – UNANIMOUS with NIGRO excused

To be heard by the City Council on 2/18/2004.

MINUTES:

NOTE: See Item 69 [GPA-3515] for related discussion.

(12:02 – 12:20)

5-803

CONDITIONS:

Planning and Development

1. A General Plan Amendment (GPA-3515) from R (Rural Density Residential) to L (Low Density Residential) land use designation approved by the City Council
2. A Resolution of Intent with a two-year time limit

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 70 – ZON-3520

CONDITIONS – Continued:

3. A Site Development Plan Review (SDR-3521) application approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

4. Dedicate 30 feet of right-of-way adjacent to this site for Madre Mesa Drive and an additional 10 feet for a total half-street width of 40 feet on Peak Drive adjacent to this site prior to the issuance of any permits.
5. Construct half-street improvements on Peak Drive and Madre Mesa Drive adjacent to this site concurrent with development of this site. Construct all incomplete half-street improvements on Jones Boulevard adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the west boundary of this site prior to construction of hard surfacing (asphalt or concrete).
6. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
7. Coordinate with the Collection Systems Planning Section of the Department of Public Works to extend public sanitary sewer in Madre Mesa Drive from Michael Way to the west edge of this site at a location and depth acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits.
8. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Map subdividing this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 70 – ZON-3520

CONDITIONS – Continued:

approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, or compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

9. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SDR-3521 - SF INVESTMENTS ON BEHALF OF SCHNIDER BOVERT M&P FAMILY TRUST - Request for a Site Development Plan Review FOR A 16 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 3.63 acres adjacent to the southwest corner of Peak Drive and Jones Boulevard (APN:138-14-702-003 and 009), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation)] [PROPOSED: R-1 (Single Family Residential)], Ward 5 (Weekly).

C.C.: 02/18/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

3

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES – APPROVED subject to conditions – UNANIMOUS with NIGRO excused

To be heard by the City Council on 2/18/2004.

MINUTES:

NOTE: See Item 69 [GPA-3515] for related discussion.

(12:02 – 12:20)

5-803

CONDITIONS:

Planning and Development

1. A General Plan Amendment (GPA-3515) from R (Rural Density Residential) to L (Low Density Residential) land use designation approved by the City Council
2. A rezoning from U (Undeveloped) (ZON-3520) to R-1 (Single Family Residential).
3. One story homes shall be constructed along the west and north sides of the development.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 71 – SDR-3521

CONDITIONS – Continued:

4. A wall of maximum permitted height shall be constructed along all street frontages.
5. Six feet of perimeter landscaping located along all streets abutting the site.
6. School zones marked according to approved standards.
7. A landscape plan that delineates the proposed landscape materials submitted and approved by staff prior to preliminary map approval.

Public Works

8. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-3520 and all other subsequent site-related actions.
9. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.
10. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

GPA-3516 - RICHMOND AMERICAN HOMES ON BEHALF OF UPTOWN, LIMITED PARTNERSHIP - Request to amend a portion of Map 4 of the Centennial Hills Town Center Land Use Plan of the Centennial Hills Sector Plan FROM: SC-TC (SERVICE COMMERCIAL - TOWN CENTER) TO: MLA-TC (MEDIUM-LOW ATTACHED - TOWN CENTER) on 17.51 acres adjacent to the southeast corner of Sunny Springs Lane and Tule Springs Road (APN: 125-16-410-002), Ward 6 (Mack

C.C.: 02/18/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

10

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application (Not Applicable)
3. Staff Report

MOTION:

DAVENPORT – Motion for APPROVAL – Motion carried but failed to obtain the required super majority with EVANS voting No, McSWAIN abstaining due to a pending contract with Richmond American Homes and NIGRO excused [Failure to obtain the required super majority is tantamount to a denial]

To be heard by the City Council on 2/18/2004.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 72 [GPA-3516], Item 73 [SUP-3518], and Item 74 [SDR-3519].

ROBERT GENZER, Director of Planning and Development Department, confirmed with ATTORNEY GRONAUER that the applicant wished to move forward despite the inability to obtain the necessary super majority.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 72 – GPA-3516

MINUTES – Continued:

KYLE WALTON, Planning and Development Department, explained that the proposal would further reduce the service-commercial zoning planned for Town Center. That loss is contrary to the promises made to the residents in the Northwest to concentrate these uses. There is anticipated negative traffic impact as well. Staff recommended denial of all three applications.

ATTORNEY BOB GRONAUER, 3800 Howard Hughes Parkway, appeared on behalf of Richmond American Homes. There is a compelling reason to rezone this service-commercial parcel. The 17.5-acre property lies adjacent to the demarcation line. The elevated overpass will bound the southern portion of the property, limiting access to Elkhorn. All but a small 5-acre piece at Farm and Cimarron, everything else east and north of Elkhorn Road is already zoned residential. As a resident of the area himself, his question is why commercial uses at the entrance of a residential community. The consensus at the neighborhood meeting was residential development was more appropriate than isolated service-commercial.

The shape of the long, narrow parcel and access restrictions would force any anchor tenant to face the elevated overpass. A viable commercial center is not possible on this property. The neighbors accepted the rezoning and focused on the design issues. The request to create a larger buffer has been incorporated into the plan by way of a 37-foot wide street. The developer will continue to work with the neighbors, taking input on the landscaping and drainage concerns. This project will result in the full development of Tule Springs Road. The medium-low density acts as a great transition, the design is a good fit and the price of the two-story homes start at \$200,000.

TODD FARLOW, 240 N. 19th Street, suggested Richmond American take lessons from Carina Homes. A gated community is an oxymoron. Commercial development does not require an anchor tenant and is not the intent of service-commercial.

CHAIRMAN TRUESDELL verified with MR. WALTON that Tule Springs Road will connect with Sky Pointe underneath the overpass. The concern is again with the loss of service-commercial. However, the placement of the project against the right-of-way is positive. Retail uses are challenged by roadway decisions that have been made. Despite his concern, he would support the project.

COMMISSIONER EVANS questioned the difference between CHAIRMAN TRUESDELL'S feeling that this is an appropriate project and staff's position that the site is a prime location for commercial. MR. WALTON responded that service-commercial designation runs the entire length of Tule Springs Road to where it becomes Sky Pointe. The only exceptions are the mixed use areas. MR. CLAPSADDLE added that the 221 acres previously lost to residential uses was a substantial percentage of the original Town Center 412.5 acres for service-commercial.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 72 – GPA-3516

MINUTES – Continued:

COMMISSIONER EVANS asked how this 17.5 acres could be replaced. MR. CLAPSADDLE answered that the only apparent option would be to approve commercial zoning where it is not anticipated to be at this time. That would conflict with the goal of concentrating commercial uses within Town Center. COMMISSIONER EVANS supported the compelling argument made by CHAIRMAN TRUESDELL for the other rezoning application, but every change cumulatively eliminates the efforts put into the Master Plan. Given that effort, the plan should only be changed based on a compelling argument.

ATTORNEY GRONAUER summarized the hardship with this isolated property as well as the inability to access Sunny Springs and limited access to Elkhorn. The land looks good, but things change once all the other aspects are factored. He pointed to the Durango exit adjacent to the Albertson's shopping center with related uses. That site has another anchor spot vacant even after two years. Everything to the north of Elkhorn and east of Tule Springs should remain residential. The Albertson's center vacancy has proven that point. The residents accepted the residential use at the neighborhood meeting subject to design compromises. COMMISSIONER EVANS rebutted that the intent is for pedestrian-friendly commercial, compatible with residential uses. ATTORNEY GRONAUER answered that the lot shape would restrict any anchor tenant.

CHAIRMAN TRUESDELL stated that the issues have simply evolved with the parcel. The pedestrian character will be impacted by the overpasses. Putting a major traffic element on the other side of an overpass, the grade issues and curb cut access all make typical retail unlikely. There is another 22-acre parcel north of the Albertson's site and west of Farm Road or El Capitain. Again, there is no access off the ramp and no access through the island. This has evolved into a problem for several parcels on this side of the freeway, even for small commercial development of a convenience store. He shares staff concern with carving up Town Center, but some sites do not lend themselves to even marginally successful commercial development to meet Town Center needs. Therefore he would prefer a quality residential project. COMMISSIONER EVANS expressed concern that the process is frequently inverted, changing the zoning to fit the project. CHAIRMAN TRUESDELL indicated that retailers are not coming forward for the commercial sites. The market is the driving factor in the process.

MR. GENZER stressed that the traffic impact of rights-of-way on individual properties may not have been included in the Town Center design. He would not agree or disagree with the comments regarding viability of this particular parcel, but staff needs to evaluate projects based on access and not allow rezoning of viable parcels. CHAIRMAN TRUESDELL pointed out that the easy decisions were made earlier and now the determination is more difficult. COMMISSIONER EVANS protested that he would not want commercial rezoning granted elsewhere simply because the commercial designations were eliminated.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 72 – GPA-3516

MINUTES – Continued:

COMMISSIONER DAVENPORT concurred with the comments made by COMMISSIONER EVANS. The prohibition against access to Sunny Springs was very surprising. With the access limitation, commercial would not be viable.

DAVID GUERRA, Public Works, indicated that the last sentence of Condition #25 under SDR-3519 should be removed as a result of a plan revision removing the houses along the east line. ATTORNEY GRONAUER concurred with the amendment to the condition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 72 [GPA-3516], Item 73 [SUP-3518], and Item 74 [SDR-3519].

NOTE: All discussion for Item 72 [GPA-3516], Item 73 [SUP-3518], and Item 74 [SDR-3519] was held under Item 72 [GPA-3516].

(12:20 – 12:51)

5-1480

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SUP-3518 - RICHMOND AMERICAN HOMES ON BEHALF OF UPTOWN, LIMITED PARTNERSHIP - Request for a Special Use Permit FOR A GATED SUBDIVISION WITH PRIVATE STREETS WITHIN TOWN CENTER adjacent to the southeast corner of Sunny Springs Lane and Tule Springs Road (APN: 125-16-410-002), T-C (Town Center) Zone, Ward 6 (Mack).

IF APPROVED: C.C.: 02/18/04

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

2

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

DAVENPORT – APPROVED subject to conditions – Motion carried with EVANS voting No, McSWAIN abstaining due to a pending contract with Richmond American Homes and NIGRO excused

To be heard by the City Council on 2/18/2004.

MINUTES:

NOTE: See Item 72 [GPA-3516] for related discussion.

(12:20 – 12:51)

5-1480

CONDITIONS:

Planning and Development

1. A General Plan Amendment (GPA-3516) from SC-TC (Service Commercial-Town Center) to MLA-TC (Medium-Low Attached Town Center) land use designation approved by the City Council

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 73 – SUP-3518

CONDITIONS – Continued:

2. A Resolution of Intent with a two-year time limit
3. A Site Development Plan Review (SDR-3519) application approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

4. Gated access driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
5. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.
6. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
7. Site development to comply with all applicable conditions of approval for Site Development Plan Review SDR-3519 and all other subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SDR-3519 - RICHMOND AMERICAN HOMES ON BEHALF OF UPTOWN, LIMITED PARTNERSHIP - Request for a Site Development Plan Review FOR A PROPOSED 146 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 17.51 acres adjacent to the southeast corner of Sunny Springs Lane and Tule Springs Road (APN: 125-16-410-002), T-C (Town Center) Zone, Ward 6 (Mack).

C.C.: 02/18/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

2

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

DAVENPORT – APPROVED subject to conditions and amending Condition #25 to strike the last sentence of the condition – Motion carried with EVANS voting No, McSWAIN abstaining due to a pending contract with Richmond American Homes and NIGRO excused

To be heard by the City Council on 2/18/2004.

MINUTES:

NOTE: See Item 72 [GPA-3516] for related discussion.

(12:20 – 12:51)

5-1480

CONDITIONS:

Planning and Development

1. A General Plan Amendment (GPA-3516) from SC-TC (Service Commercial-Town Center) to MLA-TC (Medium-Low Attached Town Center) land use designation approved by the City Council

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 74 – SDR-3519

CONDITIONS – Continued:

2. A Special Use Permit (SUP-3518) application approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.
3. This Site Development Plan Review shall expire two years from the date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
4. The setbacks for this development are a minimum of 3.5 to 5 feet to the face of the garage as measured from the back of curb, 5 to 10 feet to the front of the house, 5 to 10 feet on the side, 5 to 10 feet on the corner side, and 5 to 10 feet in the rear
5. The maximum building height allowed shall not exceed 2 stories or 35 feet, whichever is less.
6. A revised landscaping plan shall be submitted to the Planning and Development Department for review and approval, prior to the submittal of a Final Map Technical Review to reflect the correct tree selection as required in the Town Center Development Standards.
7. Sidewalk patterns and street corners shall conform to the Town Center Development Standards for Special Pavement and Sidewalk Treatments.
8. Any perimeter property line wall shall meet the fence and wall standards of subsection E.A.9 (Figures 28, 28a) of the Town Center Development Standards. Wall heights shall be measured from the side of the wall with the least vertical exposure above the finished grade, unless otherwise stipulated. Any perimeter wall, including combining the retaining and screen wall, shall not be greater than six feet tall without appropriate stepbacks.
9. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.
10. Air conditioning units shall not be mounted on rooftops.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
12. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 74 – SDR-3519

CONDITIONS – Continued:

13. All City Code requirements and design standards of all City departments must be met except as amended by conditions herein.
14. A typical cross-section of the multi-use transportation trail shall be shown on the plans as meeting the requirements of the Master Plan Transportation Trails Element. The trail shall be shown stubbing out to a location along Elkhorn Road; a public access easement shall be granted to the public for access to the trail; and the trail should be unimpeded by utility structures or perimeter walls. The plans shall also identify internal access to the trail at various locations.
15. Additional open space shall be provided meeting the requirements for a R-PD (Residential-Planned Development).
16. Sidewalks shall be provided along both sides of all private streets.
17. A revised site plan shall be submitted reflecting all the conditions of this staff report.
18. The applicant shall meet with Planning and Development Staff to develop an address plan prior to the issue of permits.

Public Works

19. Dedicate and construct a right turn lane at the southeast corner of Sunny Springs Lane and Tule Springs Road also grant a traffic chord easement as required by the Department of Public Works, unless specifically noted as not required in an approved Traffic Impact Analysis.
20. Meet with the City Engineer to coordinate this project with the pending overpass project prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site.
21. Construct all incomplete half-street improvements on Tule Springs Road and Elkhorn Road adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing overpaving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004

Planning and Development Department

Item 74 – SDR-3519

CONDITIONS – Continued:

22. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
23. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for or the recordation of a Map subdividing this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, or compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
24. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004

Planning and Development Department

Item 74 – SDR-3519

CONDITIONS – Continued:

25. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first. We note that the entry as shown does not meet standards and must be addressed prior to approval of a Tentative Map.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

GPA-3539 - CITY OF LAS VEGAS - Request to amend a portion of the Centennial Hills Interlocal Land Use Plan FROM: R (RURAL DENSITY RESIDENTIAL) TO: PF (PUBLIC FACILITY) on 4.91 acres on the northeast corner of Azure Drive and Jones Boulevard (APN: 125-25-101-012), Ward 6 (Mack).

C.C.: 02/18/04

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application (Not Applicable)
3. Staff Report

MOTION:

GOYNES – APPROVED – UNANIMOUS with NIGRO excused

To be heard by the City Council on 2/18/2004.

NOTE: CHAIRMAN TRUESDELL disclosed that the Post Office is a tenant in property he owns in California and is negotiating a lease in Las Vegas. Given the lack of economic effect, he would vote on the item.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, outlined the housekeeping item involving the existing Post Office. The property is being designated as public facility to make the land designation and land use consistent. Staff recommended approval.

No one appeared in opposition.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 75 – GPA-3539

MINUTES – Continued:

There was no further discussion.

CHAIRMAN TRUSDELL declared the Public Hearing closed.

(12:51 – 12:52)

5-2789

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**PLANNING COMMISSION MEETING OF: JANUARY 22, 2004****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

MOD-3508 - RL HOMES ON BEHALF OF TONY L. AND SHERYL L. DIXON & ROBERTA BRADSHAW - Request for a Major Modification to the Lone Mountain West Master Plan TO INCLUDE THIS SITE INTO THE LONE MOUNTAIN WEST MASTER PLAN AND CHANGE THE LAND USE DESIGNATION FROM: NC (NEIGHBORHOOD COMMERCIAL) TO: ML (MEDIUM-LOW DENSITY RESIDENTIAL) on 5.49 acres adjacent to the south side of Alexander Road, approximately 290 feet west of Cliff Shadows Parkway (APN: 137-12-101-001), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: PD (Planned Development)], Ward 4 (Brown).

C.C.: 02/18/04**PROTESTS RECEIVED BEFORE:****Planning Commission Mtg.****2****City Council Meeting****APPROVALS RECEIVED BEFORE:****Planning Commission Mtg.****0****City Council Meeting****RECOMMENDATION:**

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

DAVENPORT – APPROVED subject to conditions – UNANIMOUS with TRUESDELL abstaining because one of the agents in his office lives adjacent to this property and is directly affected by the project and NIGRO excused

To be heard by the City Council on 2/18/2004.**MINUTES:**

COMMISSIONER GOYNES declared the Public Hearing open on Item 76 [MOD-3508], Item 77 [ZON-3499], Item 78 [VAR-3510], Item 79 [SDR-3501], and Item 80 [VAC-3506].

ADRIENNE LOW, Planning and Development Department, explained that the five related applications would allow for development of a 32-lot single-family subdivision. The modification was evaluated as to the impact on anticipated mix of uses within the area. It was

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 76 – MOD-3508

MINUTES – Continued:

determined that the application would not increase overall density or negatively impact open space needs. The proposed PD zoning is consistent with all land within the Lone Mountain West Master Plan. The variance is for reduced open space in this development where the lots average 4,219 square feet and there is a 6500 square foot park. By eliminating one lot, the open space requirement could be met. The site plan depicts access from Alexander Road with a north/south street and two east/west cul-de-sacs off that street. A City park is planned to surround the project to the west and south. Staff would recommend an access from the south portion of the project. Lastly, there was no opposition to the related vacation. The vacation is for easements no longer needed for roadway purposes. Staff recommended approval of the modification, rezoning and vacation, but denial of the variance and, as a result of the failure to meet the open space requirement, of the site development plan review.

ATTORNEY JENNIFER LAZOVICH, 3800 Howard Hughes Parkway, pointed out the g land uses surrounding this project. The surrounding City park is not all traditional park, but includes the trailhead for the equestrian park. The proposed open space is interior to the project and fails to meet the requirement by approximately 4,000 square feet. That is justified because the intent is to provide pedestrian access to the surrounding City park. In addition, the developer voluntarily joined the Lone Mountain West Plan despite the additional park fees that are imposed. The justification would then apply to both the variance and site development plan. All other applications were recommended for approval. She concurred with the conditions.

KAREN RICHARDSON, 815 Pilot Rose, Suite B, appeared on behalf of the Center, a model for positive living, on the 5-acre parcel to the east of this project. One of the goals of the Center is to develop under the criteria established by the Green Building Council or Leadership in Environmental and Energy Design (LEED). Sustainability refers to both the building's energy performance and the impact on the environment and the land upon which it is built. She protested the proposed project. The site and its views were very important to the Center and a change in the adjacent parcel to residential would adversely impact sustainability and increase environmental impact. The variance emphasizes the project's failure to lend itself to sustainability. Removing service-commercial zoning means that the community will not have services it can walk to.

TODD FARLOW, 240 N. 19th Street, concurred with the comments made by MS. RICHARDSON. He encouraged sustainable architecture versus the routine cookie-cutter stuff usually presented. He discussed with MS. LOW the trail on the north side of Alexander as well as the equestrian trail to the west and in the park surrounding this site.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 76 – MOD-3508

MINUTES – Continued:

COMMISSIONER GOYNES agreed with comments about sustainability with reservations. This project is in proximity to a school and he could support the variance based upon that and adequate access to and from the school.

COMMISSIONER McSWAIN confirmed with ATTORNEY LAZOVICH that to the west will be the equestrian trail, to the south is the City site and she was uncertain about a school. MS. LOW clarified that the land use designation permits any of the outlined uses, including a park or school.

COMMISSIONER McSWAIN discussed with ROBERT GENZER, Director of Planning and Development Department, that a reverse rezoning from residential to commercial would be considered spot zoning based on the corner parcel. Currently, that parcel is zoned for a school and the issue would be compatibility with the school.

COMMISSIONER DAVENPORT expressed concern with the variance and failure to meet open space requirements. He discussed with ATTORNEY LAZOVICH the possibility elimination of one lot, creating two separated open spaces. It appeared to be more reasonable to utilize the adjacent open space. COMMISSIONER DAVENPORT suggested reducing the four larger lots adjacent to the park, adding the space to the interior park. However, even doing so would fail to meet the standard. ATTORNEY LAZOVICH expressed a concern with making a commitment and then finding out that there is a problem. DEPUTY CITY ATTORNEY BRYAN SCOTT indicated that the condition could be added as part of the recommendation to City Council and the applicant could raise any problems at the Council hearing.

COMMISSIONER McSWAIN verified that the access would be created adjacent to the outside park. ATTORNEY LAZOVICH responded that the developer would be willing but the adjacent park is actually part of the equestrian trail and it may not be appropriate. It might be better to go to the south, to the traditional park. COMMISSIONER McSWAIN supported some type of access to the outside park and encouraged some type of the aesthetic enhancement of the proposed open space in exchange for the reduction.

There was no further discussion.

COMMISSIONER GOYNES declared the Public Hearing closed on Item 76 [MOD-3508], Item 77 [ZON-3499], Item 78 [VAR-3510], Item 79 [SDR-3501], and Item 80 [VAC-3506].

PLANNING COMMISSION MEETING OF JANUARY 22, 2004

Planning and Development Department

Item 76 – MOD-3508

MINUTES - Continued:

NOTE: All discussion for Item 76 [MOD-3508], Item 77 [ZON-3499], Item 78 [VAR-3510], Item 79 [SDR-3501], and Item 80 [VAC-3506] was held under Item 76 [MOD-3508].

(12:52 – 1:14)

5-2836/6-1

CONDITIONS:

Planning and Development

1. A Rezoning (ZON-3499) to PD (Planned Development), Site Development Plan Review (SDR-3501), and Variance (VAR-3510) shall be approved by the City Council at a Public Hearing.
2. Conformance to the Lone Mountain Master Development Plan, except as amended by this request.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

ZON-3499 - RL HOMES ON BEHALF OF TONY L. AND SHERYL L. DIXON & ROBERTA BRADSHAW - Request for a Rezoning FROM: U (UNDEVELOPED) [PCD (Planned Community Development) General Plan Designation] TO: PD (PLANNED DEVELOPMENT) on 5.49 acres adjacent to the south side of Alexander Road, approximately 290 feet west of Cliff Shadows Parkway (APN: 137-12-101-001), Ward 4 (Brown).

C.C.: 02/18/04

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

2

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

DAVENPORT – APPROVED subject to conditions – UNANIMOUS with TRUESDELL abstaining because one of the agents in his office lives adjacent to this property and is directly affected by the project and NIGRO excused

To be heard by the City Council on 2/18/2004.

MINUTES:

NOTE: See Item 76 [MOD-3508] for related discussion.

(12:52 – 1:14)

5-2836/6-1

CONDITIONS:

Planning and Development

1. A Resolution of Intent with a two-year time limit.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 77 – ZON-3499

CONDITIONS – Continued:

2. A Major Modification (MOD-3508), a Variance (VAR-3510) and a Site Development Plan Review (SDR-3501) application approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Dedicate 30 feet of right-of-way adjacent to this site for Alexander Road prior to the issuance of any permits.
4. Construct half-street improvements on Alexander Road adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the west boundary of this site prior to construction of hard surfacing (asphalt or concrete).
5. In accordance with the requirements of the Lone Mountain West Master Plan, the developer of this site shall contribute \$42,492.60 towards the development of "Park #2" within the Lone Mountain West Master Plan Area. Payment shall be collected by the Land Development Section prior to approval of construction drawings, the issuance of any permits or release of a Final Map related to this site, whichever may occur first.
6. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
7. An update to the Master Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Map subdividing this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 77 – ZON-3499

CONDITIONS – Continued:

recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, or compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

8. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

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DISCUSSION

SUBJECT:

VAR-3510 - RL HOMES ON BEHALF OF TONY L. AND SHERYL L. DIXON & ROBERTA BRADSHAW - Request for a Variance TO ALLOW 6,510 SQUARE FEET OF OPEN SPACE WHERE 10,560 SQUARE FEET OF OPEN SPACE IS REQUIRED on 5.49 acres adjacent to the south side of Alexander Road, approximately 290 feet west of Cliff Shadows Parkway (APN: 137-12-101-001), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: PD (Planned Development)], Ward 4 (Brown).

C.C.: 02/18/04

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

2

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

DAVENPORT – APPROVED subject to conditions and adding the following condition:

- *The applicant shall work with the Planning and Development Department staff to resolve Open Space concerns.*

– **UNANIMOUS** with **TRUESDELL** abstaining because one of the agents in his office lives adjacent to this property and is directly affected by the project and **NIGRO** excused

To be heard by the City Council on 2/18/2004.

MINUTES:

NOTE: See Item 76 [MOD-3508] for related discussion.

(12:52 – 1:14)

5-2836/6-1

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 78 – VAR-3510

CONDITIONS:

Planning and Development

1. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
2. In lieu of compliance with the open space requirements of Municipal Code 19.06.040, the developer will be allowed to make a contribution to the City of Las Vegas Parks CIP Fund in the amount of \$16,200.00 to be utilized by the City Council for improvements to existing public parks nearby. This contribution must be made to Land Development prior to approval of a Final Map; otherwise the developer is still required to comply with the Open Space requirement in accordance with Title 19 of the Las Vegas Municipal Code.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SDR-3501 - RL HOMES ON BEHALF OF TONY L. AND SHERYL L. DIXON & ROBERTA BRADSHAW - Request for a Site Development Plan Review FOR A PROPOSED 32 LOT SINGLE FAMILY DEVELOPMENT on 5.49 acres adjacent to the south side of Alexander Road, approximately 290 feet west of Cliff Shadows Parkway (APN: 137-12-101-001), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: PD (Planned Development)], Ward 4 (Brown).

C.C.: 02/18/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

2

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

5

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

DAVENPORT – APPROVED subject to conditions – UNANIMOUS with TRUESDELL abstaining because one of the agents in his office lives adjacent to this property and is directly affected by the project and NIGRO excused

To be heard by the City Council on 2/18/2004.

MINUTES:

NOTE: See Item 76 [MOD-3508] for related discussion.

(12:52 – 1:14)

5-2836/6-1

CONDITIONS:

Planning and Development

1. A Rezoning (ZON-3499) to a PD (Planned Development) Zoning District and a Major Modification (MOD-3508) and a Variance (VAR-3510) approved by the City Council.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 79 – SDR-3501

CONDITIONS – Continued:

2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan and building elevations, date stamped February 18, 2004, except as amended by conditions herein.
4. Building height shall not exceed two stories or 35 feet, whichever is less.
5. The setbacks for this development shall be a minimum of 14 feet to the front of the house, 20 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 5 feet on the side, 10 feet on the corner side, and 15 feet in the rear.
6. The Tentative Map shall include a connection to the future City Park that will be located to the south of the subject site.
7. Only plant material listed in the Lone Mountain West Plan Palette shall be installed.
8. Air conditioning units shall not be mounted on rooftops.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
10. The applicant shall meet with the staff of the Planning and Development Department to develop an address plan prior to issue of permits.
11. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
12. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

13. The proposed access driveway shall be designed, located and constructed in accordance with Standard Drawing #222A.
14. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 79 – SDR-3501

CONDITIONS – Continued:

15. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
16. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-3499 and all other subsequent site-related actions.
17. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.
18. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

VAC-3506 - RL HOMES ON BEHALF OF TONY L. AND SHERYL L. DIXON & ROBERTA BRADSHAW - Request for a Petition to vacate U.S. Government Patent Easements generally located south of Alexander Road, west of Cliff Shadows Parkway, Ward 4 (Brown).

SET DATE: 02/04/04

C.C.: 02/18/04

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

2

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

DAVENPORT – APPROVED subject to conditions– UNANIMOUS with TRUESDELL abstaining because one of the agents in his office lives adjacent to this property and is directly affected by the project and NIGRO excused

To be heard by the City Council on 2/18/2004.

MINUTES:

NOTE: See Item 76 [MOD-3508] for related discussion.

(12:52 – 1:14)

5-2836/6-1

CONDITIONS:

1. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of an Order of Relinquishment of Interest for these U.S. Government Patent Reservations. The vacation request shall be modified to conform to the approved Drainage Plan and Technical Drainage Study as required by the Department of Public Works. The Drainage Study required by Zoning Reclassification ZON-3499 may be used to satisfy this condition.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 80 – VAC-3506

CONDITIONS – Continued:

2. Prior to the recordation of an Order of Relinquishment of Interest all public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense, or such modifications shall be guaranteed by provision of sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas.
3. Development of these sites shall comply with all applicable conditions of approval for Zoning Reclassification ZON-3499, Site Development Plan Review SDR-3501 and all other subsequent site-related actions.
4. All development shall be in conformance with code requirements and design standards of all City departments.
5. The Order of Relinquishment of Interest shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.
6. If the Order of Relinquishment is not recorded within one (1) year after approval by the City Council and the Planning and Development Director does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**PLANNING COMMISSION MEETING OF: JANUARY 22, 2004****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

ZON-3346 - HOLLY FERRELL, LIMITED LIABILITY COMPANY - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) and C-1 (LIMITED COMMERCIAL) TO: R-PD21 (RESIDENTIAL PLANNED DEVELOPMENT - 21 UNITS PER ACRE) on 7.0 acres adjacent to the southwest corner of Holly Avenue and Ferrell Street (APN: 139-20-401-008, 012, 013 and 014), Ward 5 (Weekly).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted at meeting: Petition of Opposition with 5 signatures (attached at Item 81[ZON-3346])

MOTION:

EVANS – ABEYANCE to 2/26/2004 Planning Commission meeting – UNANIMOUS with NIGRO excused

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 81 [ZON-3346] and Item 82 [SDR-3514].

ADRIENNE LOW, Planning and Development Department, explained that this project is adjacent to the Rancho Corridor discussed earlier. The current General Plan designation is M for medium-density residential allowing from 12.1 up to 25 dwelling units per acre. The proposal is for 144 2-bedroom units at 20.6 units per acre. The units will be contained within 9 buildings on the site, a separate club house/rental office. The Holly access is provided. The project meets parking and open space requirements. There are multiple conditions regarding elevations and aesthetics which have been reviewed and worked out over the past week. Enclosed base of stairwells and enhanced landscaping, modified roof style to a full gable over the stairwell, trim bands around the buildings, architectural pop-outs (especially at the windows), single-hung type

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 81 – ZON-3346

MINUTES – Continued:

windows and relocation of trees from the parking area to the perimeter all increase the visual appearance of the project. Staff recommends approval of both applications.

CHAD VELLINGA, 3345 Valley View Boulevard, pointed out that the project conforms to the Master Plan, the Development Code and urged approval.

LEON McKITTRICK, 1441 Via Sedona Street, Henderson, California, reiterated that he owns numerous properties in Las Vegas. An earlier decision under Item 30 rezoned that subject property to medium-low density with a density of 8 to 12 units per acre. This property is currently zoned for residential estates and undeveloped. This rezoning would allow for a contradictorily higher density. The area has a vacancy factor of more than 15% in the many existing apartment buildings located within a quarter of a mile of this site. His buildings have an even higher vacancy factor. There is an elementary school within two blocks that is already completely full. Calculating 2 children per unit would add 50 to 60 more children to an already overcrowded school. There is a traffic problem in the vicinity, especially at the end of Holly.

LENI SKAAR, 1833 Crystal Chimes, submitted additional signatures in opposition to the project. She concurred with the statements made by the previous speaker and added that 20 units per acre would not be a good transition given the recent rezoning decision to the west and existing residential development.

TODD FARLOW, 240 North 19th Street, asked for corrected elevations. MS. LOW advised that although the applicant agreed with the conditions, revised elevations were not available.

COMMISSIONER McSWAIN expressed some confusion with the transition from lower density to high density moving toward existing R-1 residential properties. MS. LOW responded that the transition was evaluated looking at the totality of the entire area, from Rancho to the single-family dwellings and up to Ferrell where R-4 already exists. ROBERT GENZER, Director of Planning and Development, clarified that the issue with this application is that the current zoning is R-E on the majority of the property, the General Plan designation is medium-density residential. That permits up to 25 units per acre. The understandable concern with transitioning is offset in staff's mind by the fact the density is actually less than that permitted under the existing General Plan. However, staff recommended numerous conditions to make the project as compatible as possible. COMMISSIONER McSWAIN rebutted that denying the application would be even more compatible. MR. GENZER stressed that the discretion for such a recommendation rested with the Planning Commission and not staff.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 81 – ZON-3346

MINUTES – Continued:

CHAIRMAN TRUESDELL emphasized the sensitivity of the area, its transition into a better neighborhood, improvements in community involvement and all the things that the City wants to see happen in an older neighborhood that are happening in this area. His concern rests with the design of the project which fails to address family and community needs. The density is typical, but this neighborhood deserves the same type of stepped-up product proposed near the Santa Fe Hotel. He would not oppose the zoning subject to appropriate conditions, but the site plan needs a lot of work.

COMMISSIONER GOYNES discussed with MR. VELLINGA that the project could be stepped up a notch. The project was developed with a series of variables while trying to provide a livable, secure space for the occupants. With a focus on security, the trade off is a loss of architecture and appearance. MR. VELLINGA suggested the applications be abeyed for a month to allow time to bring forward another alternative.

COMMISSIONER McSWAIN referred MR. VELLINGA to the beautiful project Resort Coronado at Robindale and Jones, which won a national award. It is important that this project shoot for that standard given this density. She expressed a concern over the number of meetings staff had to have with the developer in order to reach a point they could recommend approval. It does not appear the developer is committed to doing a quality project. MR. VELLINGA replied that the developer is committed to doing a quality project and that was the basis of abeying the item to work on a design in keeping with the City's vision.

CHAIRMAN TRUESDELL encouraged the abeyance to allow the developer to investigate better opportunities for the area.

MR. McKITTRICK confirmed with DEPUTY CITY ATTORNEY BRYAN SCOTT that the applicant is able to have additional input without equal input by the public. CHAIRMAN TRUESDELL added that the items were being abeyed and would be reconsidered with additional public comment taken at that time. He encouraged MR. McKITTRICK and his neighbors to meet with the developer to address concerns and issues. MR. VELLINGA offered to gather phone numbers and arrange to work with those from the area. DAVID CLAPSADDLE, Planning and Development, verified that the direction of the Planning Commission was to renote the abeyance items. CHAIRMAN TRUESDELL pointed out that the renotification is at the cost of the applicant.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 81 [ZON-3346] and Item 82 [SDR-3514].

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 81 – ZON-3346

MINUTES – Continued:

NOTE: All discussion for Item 81 [ZON-3346] and Item 82 [SDR-3514] was held under Item 81 [ZON-3346].

(1:14 – 1:34)

6-259

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SDR-3514 - HOLLY FERRELL, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review FOR A 144 UNIT APARTMENT COMPLEX on 7.0 acres adjacent to the southwest corner of Holly Avenue and Ferrell Street (APN: 139-20-401-008, 012, 013, and 014), R-E (Residence Estates) and C-1 (Limited Commercial) Zones [PROPOSED: R-PD21 (Residential Planned Development - 21 Units Per Acre)], Ward 5 (Weekly).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted at meeting: Petition of Opposition with 5 signatures (attached at Item 81[ZON-3346])

MOTION:

EVANS – ABEYANCE to 2/26/2004 Planning Commission meeting – UNANIMOUS with NIGRO excused

MINUTES:

NOTE: See Item 81 [ZON-3346] for related discussion.

(1:14 – 1:34)

6-259

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

VAR-3419 - WADE SHAPIN - Request for a Variance TO ALLOW A 4 FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED FOR A PROPOSED ADDITION TO AN EXISTING SINGLE FAMILY DWELLING at 1750 South Tenaya Way (APN: 163-03-604-006), R-E (Residence Estates) Zone, Ward 1 (Moncrief).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted at meeting: Letters of Support from Gary Konke, Brade Sneed and Gary Fletcher

MOTION:

McSWAIN – APPROVED subject to condition – UNANIMOUS with NIGRO excused

This is Final Action.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, summarized that a previous variance was granted for an eight-foot wall along the front of the property. The colored map provided depicts the other ten setback variances within a one-block area of the site. Since each application is evaluated on its own merits, staff recommended denial.

WADE SHAPIN, 1750 South Tenaya Way, outlined the major renovation and upgrade to the 25-year old property. The critical link to the addition is a hallway to a new master suite. He needs another six feet to pull the addition together and have adequate room size. The project will enhance this area of Tenaya with its older residences. It will increase the value of Tenaya

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 83 – VAR-3419

MINUTES – Continued:

properties. Properties across the street are valued at \$850,000 to \$1.2 million. The original placement of the house makes it impossible to construct the addition without demolishing the homes and starting over. The irregular lot shape causes a substantial shift with the setback. He pointed out that his nearest neighbors and Trophy Homes across the street have given him support letters for the application. Because of his neighbor's setback, there will be a 22 foot separation even after the addition. Because of the way power is linked to his neighbor's home, there is no intent to ever close the area. Lastly, he presented photographs of two area homes which were granted a 4-foot and a 5-foot setback.

COMMISSIONER DAVENPORT requested that the referenced letters be submitted for the record. CHAIRMAN TRUESDELL verified that the setback was measured back to the face of the building, rather than the roof overhang. COMMISSIONER McSWAIN clarified with MR. SHAPIN the siting of the proposed addition and that he was responsible for placing the original home at an angle on the lot. MR. SHAPIN explained that it was impossible to square the home up to any property line and concurred with the condition proposed.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(1:34 – 1:42)

6-900

CONDITIONS:

Planning and Development

1. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

VAR-3480 - SHAPIN ALLEN TRUST - Request for a Variance TO ALLOW A 2 FOOT 10 INCH CORNER SIDE YARD SETBACK WHERE 15 FEET IS REQUIRED FOR A PROPOSED ADDITION TO AN EXISTING DETACHED ACCESSORY STRUCTURE at 1601 5th Place (APN: 162-03-213-016), R-1 (Single Family Residential) Zone, Ward 3 (Reese).

SET DATE: 02/04/04

C.C.: 02/18/04

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED subject to conditions and adding the following condition:

- *The applicant shall revise the site plan to reflect a minimum setback of 7 feet from the property line and the front of the proposed garage. Said plan shall be submitted to the Planning and Development Department staff prior to the issuance of permits.*

– **UNANIMOUS** with NIGRO excused

NOTE: Per a directive from COMMISSIONER EVANS, the applicant was required to provide a support letter from the neighbor. This was subsequently added as a Condition of Approval for the 2/18/2004 City Council meeting by Planning and Development.

To be heard by the City Council on 2/18/2004.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 84 – VAR-3480

MINUTES – Continued:

DAVID CLAPSADDLE, Planning and Development Department, stated that the detached structure was formerly used as a garage and has been converted to a storage area and office. The applicant is seeking to add a garage onto the accessory structure. Conditions are proposed to prevent the structure from becoming a casita or used for human habitation as well as for windows to provide adequate site visibility and ensure there is no problem with traffic turning movements. Staff could find no permits for the original accessory structure or for the garage conversion. Staff recommended denial.

DAVID SHAPIN appeared on behalf of his father's living trust and clarified that the garage was not converted. There is no office and the building constructed in 1957 is still a garage. That is why there are no new permits. The intent is to now put an office into the garage. CHAIRMAN TRUESDELL discussed that the intent is to make improvements to the existing shell. MR. CLAPSADDLE explained that the addition would intrude into the corner setback, thus requiring the variance.

COMMISSIONER McSWAIN pointed out that the addition would need to allow for visibility when exiting the structure. MR. SHAPIN stated that the house was purchased in 1957 because the home was wheelchair accessible. His wheelchair-bound mother passed away in 2000 and his family of six moved into his parents' home to take care of his father who is now in a wheelchair. Putting the office in the garage will open up another bedroom in the house. In order to accomplish this goal, he expressed a willingness to install another curb cut or access the garage from the side from the back property line. The line-of-sight issue would not be a problem because this is not near the corner. COMMISSIONER McSWAIN discussed a covered carport rather than a garage addition. MR. SHAPIN outlined conversations with ADRIENNE LOW of Planning and Development, that the carport could not be a structure. It would also not provide the security he would like.

TODD FARLOW, 240 North 19th Street, questioned the feelings of the adjacent neighbors. MR. SHAPIN replied that the neighbor to the north supported the application, the neighbor to the east is buffered by a berm and the neighbors to the south were selling their home and had no opinion.

COMMISSIONER EVANS noted that this home is within the John S. Park Association. The proposed structure would extend toward Griffith and that the existing garage appeared to be constructed up to the property line. MR. SHAPIN rebutted that the structure is almost 21 feet from the Griffith property line. COMMISSIONER DAVENPORT clarified that the vehicle shown in the picture would be enclosed by the proposed addition. COMMISSIONER EVANS wondered about potential fire code and power line access issues. There may be traffic visibility issues as well. This would be a substantial variance. A better alternative might be to building an

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 84 – VAR-3480

MINUTES – Continued:

additional room onto the home and leaving the garage as a garage. MR. SHAPIN stated that an addition would exceed the acceptable lot coverage percentage.

COMMISSIONER DAVENPORT expressed his concern with the structure coming within two feet of the street. It would appear that a smaller office would reduce the addition necessary to serve the same purpose, leave a seven foot setback, be more acceptable to the neighbors and he could support that as well. COMMISSIONER EVANS agreed that the greater setback would address his safety concerns as well. MR. SHAPIN indicated he would be agreeable as well. He could not extend the garage to the rear because of the power hook up and huge conduits. MR. CLAPSADDLE recommended amending the variance to seven feet on the corner side. The conditions proposed require adequate site visibility that will be checked by Public Works. Fire Services will review the plan during the Building Department review.

COMMISSIONER EVANS directed that MR. SHAPIN provide a support letter from the neighbor. COMMISSIONER McSWAIN indicated that she would support the modifications, but in the event the revisions are not doable, a carport maintaining the same seven foot setback would be acceptable.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.
(1:42 – 1:55)

6-1178

CONDITIONS:

Planning and Development

1. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
2. The applicant shall obtain all proper permits and comply with the Department of Building and Safety code requirements.
3. The detached accessory structure is not intended for human habitation and shall not be utilized as a guest house/casita.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 84 – VAR-3480

CONDITIONS – Continued:

Public Works

4. The construction design must include view windows or viewpoints that provide adequate sight visibility, of vehicle and pedestrian cross traffic within the public right-of-way, for the vehicles utilizing the proposed garage.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

VAR-3488 - ASTORIA HOMES ON BEHALF OF ASTORIA NORTHWEST 40, LIMITED LIABILITY COMPANY - Request for a Variance TO ALLOW ONE PARKING SPACE PER SINGLE FAMILY DWELLING WHERE A MINIMUM OF TWO SPACES PER SINGLE FAMILY DWELLING ARE REQUIRED on 67.41 acres adjacent to the northeast corner of Farm Road and Fort Apache Road (APN: 125-17-201-001 and 002), T-C (Town Center) Zone, Ward 6 (Mack).

C.C.: 02/18/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES – APPROVED subject to conditions – UNANIMOUS with McSWAIN abstaining because of an existing contract with Astoria Homes and NIGRO excused

To be heard by the City Council on 2/18/2004.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 85 [VAR-3488], Item 86 [WVR-3492], and Item 87 [SDR-3482].

DAVID CLAPSADDLE, Planning and Development Department, advised that 344 of the 751 lots will not provide the code-required two unimpeded parking space. The concern is creating an on-street parking problem in a development of small and tight lots with associated site visibility obstructions and traffic movement problems. As for the waiver, some of the drives meet code. An issue raised by Fire Services may be addressed by proper sprinklers, but there is a concern with access for large vehicles and life-safety problems. The site plan includes four different products and two open space areas. The proposed density exceeds that which exists in

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 85 – VAR-3488

MINUTES – Continued:

the area, waivers would be required to the Town Center Street Section standards, retaining wall heights, suburban mixed use buffers and building height restrictions. Staff expressed a concern with the density, number of waivers and lack of compatibility with the surrounding area. Staff recommended denial of all three applications.

ATTORNEY TOM AMICK, 3800 Howard Hughes Parkway, appeared on behalf of the applicant. The Planning Commission approved the same plan for the south side of Farm Road. That development required exactly the same waivers proposed for this project. He concurred with all conditions. CHAIRMAN TRUESDELL indicated that having seen the product previously clarified matters. ATTORNEY AMICK pointed out that both projects include a three-story component. Although the overall height conforms to the condition, it does exceed the two-story height restriction in that same condition. MR. CLAPSADDLE verified that so long as the three-story component does not exceed 35 feet, staff would not object to the component. The height of the building is key.

TODD FARLOW, 240 North 19th Street, supported the three-story component and questioned the final position of Fire Services with the life-safety issues. ATTORNEY AMICK explained that the extended private drives, sprinklers and hydrants addressed the concerns. The parking issue has functioned well with the other development. CHAIRMAN TRUESDELL expressed regret that this property, originally zoned commercial within Town Center, was rezoned residential.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 85 [VAR-3488], Item 86 [WVR-3492], and Item 87 [SDR-3482].

NOTE: All discussion for Item 85 [VAR-3488], Item 86 [WVR-3492], and Item 87 [SDR-3482] was held under Item 85 [VAR-3488].

(1:55 – 2:07)

6-1840

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 85 – VAR-3488

CONDITIONS:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-3482).
2. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

WVR-3492 - ASTORIA HOMES ON BEHALF OF ASTORIA NORTHWEST 40, LIMITED LIABILITY COMPANY - Request for a Waiver to Title 18.12.105a TO ALLOW PRIVATE DRIVES TO EXCEED 200 FEET WHERE A MAXIMUM LENGTH OF 150 FEET IS ALLOWED on 67.41 acres adjacent to the northeast corner of Farm and Fort Apache Roads (APN: 125-17-201-001 and 002), T-C (Town Center) Zone, Ward 6 (Mack).

C.C.: 02/18/04

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application (Not Applicable)
3. Staff Report

MOTION:

GOYNES – APPROVED subject to conditions – UNANIMOUS with McSWAIN abstaining because of an existing contract with Astoria Homes and NIGRO excused

To be heard by the City Council on 2/18/2004.

MINUTES:

NOTE: See Item 85 [VAR-3488] for related discussion.

(1:55 – 2:07)

6-1840

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SDR-3482 - ASTORIA HOMES ON BEHALF OF ASTORIA NORTHWEST 40, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review FOR A PROPOSED 751 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT AND WAIVER OF TOWN CENTER STREET SECTION, RETAINING WALL HEIGHT, SUBURBAN MIX USE BUFFER, AND BUILDING HEIGHT RESTRICTION STANDARDS on 67.41 acres adjacent to the northeast corner of Farm Road and Fort Apache Road (APN: 125-17-201-001 and 002), T-C (Town Center) Zone, Ward 6 (Mack).

C.C.: 02/18/04

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES – APPROVED subject to conditions – UNANIMOUS with McSWAIN abstaining because of an existing contract with Astoria Homes and NIGRO excused

To be heard by the City Council on 2/18/2004.

MINUTES:

NOTE: See Item 85 [VAR-3488] for related discussion.

(1:55 – 2:07)

6-1840

CONDITIONS:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 87 – SDR-3482

CONDITIONS – Continued:

2. All development shall be in conformance with the site plan and building elevations, date stamped 2/18/04, except as amended by conditions herein.
3. A Waiver (WVR-3492) to Title 18 and a Variance (VAR-3488) approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity four the site
4. The standards for this development shall include the following: minimum distance between buildings of 6.5 feet and building height shall not exceed two stories or 35 feet, whichever is less. Development may occur in accordance with any waivers that have been granted with respect to this application, which include a waiver to amend the street section of Farm Road and a waiver of the tandem parking restriction for single-family development in Title 19.
5. The land use designation for this site shall be changed to MLA (Medium Low Attached Residential). This change shall be approved by the City Council prior to the submittal of any Tentative Maps on this site.
6. The setbacks for this development shall be:
 - Product 1 - a minimum of 5 feet to the front of the house, 18 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 3 feet on the side and 3 feet in the rear;
 - Product 2 (8-unit cluster) - a minimum of 3 feet to the front of the house, 3 feet to the front of the garage as measured from the common lot containing the shared private drive (rear of lot) and 3 feet on the side; and
 - Product 3 (6-unit cluster) - a minimum of 3 feet to the front of the house, 2 feet to the courtyard, 3 feet to the front of the garage as measured from the common lot containing the shared private drive (rear of lot) and 3 feet on the side.
7. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 20 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters.
8. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
9. Air conditioning units shall not be mounted on rooftops.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 87 – SDR-3482

CONDITIONS – Continued:

10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
11. Any perimeter property line wall shall meet the fence and wall standards of subsection D.2.A of the Town Center Development Standards. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
12. All City Code requirements and design standards of all City departments must be satisfied.
13. The applicant shall meet with Planning and Development Staff to develop an address plan prior to issue of permits.

Public Works

14. Dedicate appropriate half-street right-of-way adjacent to this site for a total width of 87-feet for Farm Road, 50 feet for Fort Apache Road, 40 feet for Gilcrease Avenue, appropriate right-of-way for a total width of 90-feet for the frontage road (Oso Blanca Road) and dedicate a 54 foot radius at the southeast corner of Gilcrease Avenue and Fort Apache Road and a 25 foot radius at the northeast corner of Fort Apache Road and Severance Lane. Also, dedicate 39 feet of right-of-way interior to this site for the realigned Campbell Road as proposed. Additional right-of-way may be required per Standard Drawings #201.1, #234.1 and for deceleration lanes at each entry street unless specifically noted as not required in an approved Traffic Impact Analysis.
15. Construct half-street improvements to Town Center Standards including appropriate overpaving, if legally able, on Farm Road, Fort Apache Road and Gilcrease Avenue adjacent to this site concurrent with development. Also, construct the full width of the frontage road (Oso Blanca Road) including appropriate overpaving, if legally able. Also, construct the unnamed north/south public street connecting Farm Road to Gilcrease Avenue through this site (aka the realigned Campbell Road) as 39-feet wide from back of curb to back of curb with “L” curbing and post this street as “No Parking”, in accordance with Town Center Tertiary Street standards. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development. Farm Road may be constructed per the proposed 87 foot-wide cross-section, including the full-width of the 15 foot wide landscaped median, provided that the developer submits proof that the entire length of Farm Road from Fort Apache Road eastward to the Frontage Road will be developed to this cross section, and the adjacent

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 87 – SDR-3482

CONDITIONS – Continued:

- developer(s) sign and record a Maintenance and Liability agreement for all proposed deviations from current Town Center standards; with all maintenance obligations to be borne by the adjacent Homeowner's or other Property Owner's Associations. If such proof cannot be provided prior to submittal of construction drawings, Farm Road shall be designed and constructed to meet current Town Center Arterial standards.
16. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past all boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
 17. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
 18. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed access drives prior to the submittal of a Tentative Map. The access drives shall provide for two lanes in and two lanes out unless otherwise allowed by the City Traffic Engineer.
 19. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
 20. Extend public sewer to the northeast corner of this development along the frontage road (Oso Blanca Road) at a location, depth and alignment acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
 21. A Master Streetlight Plan of public street lights for the entire subdivision shall be submitted to and approved by the Department of Public Works prior to the submittal of construction drawings for this site.
 22. Landscape and maintain all unimproved rights-of-way on Farm Road, Fort Apache Road, Gilcrease Avenue and the frontage road (Oso Blanca Road) adjacent to this site.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 87 – SDR-3482

CONDITIONS – Continued:

23. Submit an Encroachment Agreement for all landscaping and private improvements located in the Farm Road, Fort Apache Road, Gilcrease Avenue and the frontage road (Oso Blanca Road) public rights-of-way adjacent to this site prior to occupancy of this site.
24. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Map subdividing this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, or compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004

Planning and Development Department

Item 87 – SDR-3482

CONDITIONS – Continued:

25. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.
26. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**PLANNING COMMISSION MEETING OF: JANUARY 22, 2004****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

SUP-3432 - EBENEZER C.O.G.I.C. - Request for a Special Use Permit FOR A PROPOSED CHURCH/HOUSE OF WORSHIP (EBENEZER CHURCH OF GOD IN CHRIST) at 1036 Blankenship Avenue (APN: 139-21-510-124), R-2 (Medium-Low Density Residential) Zone, Ward 5 (Weekly).

IF APPROVED: C.C.: 02/18/04**IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)****PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES – APPROVED subject to conditions – UNANIMOUS with EVANS not voting and NIGRO excused

To be heard by the City Council on 2/18/2004**MINUTES:**

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 88 [SUP-3432] and Item 89 [SDR-3431].

KYLE WALTON, Planning and Development Department, indicated that the site is not physically suitable for the proposed use. The building and six-foot entry landing is too close to the west property line. The perimeter landscaping does not conform to standards. A parking lot is required to provide property handicapped accessibility. The appearance of the building is not compatible with the surrounding residential area and the trailers do not have the typical appearance of a church even though trailers are permitted within residential areas . The proposal does not meet setback or landscaping requirements. Staff recommended denial of both applications.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 88 – SUP-3432

MINUTES – Continued:

LEONARD FOLMAR, 9400 Grand Gate, appeared on behalf of the congregation and PASTOR BILL MCDONALD of Ebenezer Church of God in Christ. He encouraged the Planning Commission to focus on growth and harmony, as discussed previously in the meeting. The modulars are only temporary while the congregation works on improving the community. The west area has a multiplicity of social problems that need to be addressed. This facility will be better able to address those ills. The community is growing in response to PASTOR McDONALD's leadership. As the church expands, some of the social ills of the area will calm and subside. He urged approval for six months to allow the congregation to assist the community.

CHAIRMAN TRUESDELL confirmed that MR. FOLMAR generally concurred with the conditions. The biggest concern involved redrawing the site to meet the setbacks of the district. Relocating the one setback at issue would result in a \$10,000 expense. As a result of Building Department requirements, they are reconfiguring the ramps to the front of the church and MR. FOLMAR requested relief from the pertinent condition as proposed. MR. CLAPSADDLE explained that the language being discussed was a finding by staff, not a condition. MR. FOLMAR also requested reevaluation of the landscaping requirements. CHAIRMAN TRUESDELL suggested MR. CLAPSADDLE review the conditions with MR. FOLMAR while the public hearing was opened and comment taken.

TODD FARLOW, 240 North 19th Street, protested that the temporary structures should not become permanent and converted for other use after the six-month period. He supported the construction of a church and temporary use of trailers for six months.

TROY CUMMINGS, 8621 Vivid Violet, noted that the trailers will be rented during construction/reconstruction. He is a member of the congregation and works the area as a Metro officer. His experience during his seven years involvement in the area is that the area has improved. The community involvement by this growing church has been a positive influence.

CHAIRMAN TRUESDELL stressed that the City's goal is to improve the area and that, while he supported the church itself, he could not support the modular units. It is important not to create new problems during the attempt to solve existing problems within the area. COMMISSIONER GOYNES verified that the temporary rented modulars will be removed when the new church building opened. MR. FOLMAR noted that since all the elements of the project are in place, the construction might be completed in less than the six months. MR. FOLMAR agreed with the conditions for the special use permit. COMMISSIONER McSWAIN commented that those conditions include a two-year time period.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 88 – SUP-3432

MINUTES – Continued:

COMMISSIONER GOYNES supported the site development plan subject to conditions with an six-month review to insure that the temporary modulars are removed from the site. ROBERT GENZER, Director of Planning and Development, suggested language whereby the temporary structures must be removed within 30 days after issuance of a certificate of occupancy for the expanded church. DEPUTY CITY ATTORNEY BRYAN SCOTT stated that such language would leave the time frame open. The intent expressed was to set a six-month limit. A review would allow the Planning Commission to evaluate the situation in six months at which time an extension could be granted. MR. FOLMAR advised that obtaining the construction permit should take two weeks, but could take longer. CHAIRMAN TRUESDELL recommended a six-month limit and the applicant could seek an extension thereafter.

COMMISSIONER McSWAIN questioned the denial recommendation as well as the extensive conditions being imposed for a temporary structure. MR. CLAPSADDLE replied that the conditions are standard for any property. COMMISSIONER McSWAIN urged staff to reevaluate them given the temporary nature of the modulars and that the applicant not be required to incur the expense in order to occupy the temporary structure. CHAIRMAN TRUESDELL noted that the improvements would also serve the permanent structure. COMMISSIONER McSWAIN countered that the permanent structure is on a different parcel. After considerable discussion it was verified that the permanent church structure will be located on another parcel. DEPUTY CITY ATTORNEY SCOTT indicated that the failure to include the application for the permanent church structure was a huge error and suggested that the site development plan review conditions be imposed on the permanent church structure. MR. FOLMAR explained that most of the conditions proposed relate to commercial development but the intent is to develop residentially on the site after removal of the temporary modulars.

COMMISSIONER GOYNES suggested the Planning Commission act and allow the applicant to resolve the issues prior to the City Council hearing. MR. CLAPSADDLE advised that the Commission has discretion over which, if any, conditions to impose. COMMISSIONER DAVENPORT suggested a brief pause to investigate an appropriate motion. CHAIRMAN TRUESDELL stated that the Planning Commission understood the intent, but it was important to handle the situation correctly to avoid bigger problems in the future. MR. WALTON agreed to work with MR. FOLMAR as an aside while the item was trailed and the meeting continued.

CHAIRMAN TRUESDELL recalled the site development plan review and DEPUTY CITY ATTORNEY SCOTT recommended approval as-is with the proposed conditions and allow staff and the applicant to resolve any issues with conditions prior to the Council hearing. If the conditions cannot be worked out by that time, the item can be abeyed at the Council hearing. MR. GENZER and MR. FOLMAR indicated their concurrence with the recommendation.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 88 – SUP-3432

MINUTES – Continued:

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 88 [SUP-3432] and Item 89 [SDR-3431].

NOTE: All discussion for Item 88 [SUP-3432] and Item 89 [SDR-3431] was heard under Item 88 [SUP-3432].

(2:07 – 2:35/2:49 – 2:57)

6-2166/7-459

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for a Church/House of Worship use.
2. All City Code requirements and design standards of all City departments must be satisfied.
3. If this Special Use Permit is not exercised within two years of this approval, this Special Use permit shall be void unless an Extension of Time is granted.
4. The site plan shall be revised and approved by the Planning and Development Department, prior to the time application is made for a building permit, to reflect the provision of parking areas, minimum front yard setbacks, maximum monument sign size, perimeter landscaping, parking lot landscaping and trash enclosure location that are designed in accordance with the requirements of the Zoning Code, unless otherwise approved by the City Council through Variance VAR-2283 and through waivers attached to Site Development Plan Review SDR-2280.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SDR-3431 - EBENEZER C.O.G.I.C. - Request for a Site Development Plan Review FOR A PROPOSED 7,357 SQUARE FOOT CHURCH (EBENEZER CHURCH OF GOD IN CHRIST) at 1036 Blankenship Avenue (APN: 139-21-510-124), R-2 (Medium-Low Density Residential) Zone, Ward 5 (Weekly).

C.C.: 02/18/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

DAVENPORT – APPROVED subject to conditions – UNANIMOUS with EVANS not voting and NIGRO excused

To be heard by the City Council on 2/18/2004.

MINUTES:

NOTE: See Item 88 [SUP-3432] for related discussion.

(2:07 – 2:35/2:49 – 2:51)

6-2166/7-459

CONDITIONS:

Planning and Development

1. A revised site plan showing the building in the proper location, handicap parking access, a trash enclosure, and a perimeter wall conforming to Code standards shall be submitted to the Planning and Development Department prior to issue of building permits.
2. A parking agreement consistent with City policy shall be prepared by the applicant that will detail the use of the parking lots across from the proposed building shall be submitted to the Planning and Development Department prior to issue of building permits.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 89 – SDR-3431

CONDITIONS – Continued:

3. The parcels that are to be the parking for the proposed use shall be rezoned to allow parking as the sole use of the parcels prior to the issue of a certificate of occupancy of the proposed building.
4. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 30 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters.
5. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
6. All development shall be in conformance with the site plan and building elevations, date stamped 2/18/04, except as amended by conditions herein.
7. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
8. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.
9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
10. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. The lighting shall be directed away from adjacent property or screened, and shall not create fugitive lighting on adjacent properties.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 89 – SDR-3431

CONDITIONS – Continued:

12. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall materials may include decorative block, split face, flute, brick, slump stone or wrought iron. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
13. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

14. Coordinate with the City Surveyor prior to the issuance of any permits for this site to determine whether a Reversionary Map or other map is necessary for the overall church site. Comply with the recommendations of the City Surveyor.
15. Remove all substandard street improvements and unused driveway cuts adjacent to this site and replace with new improvements meeting current City Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
16. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this overall site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.
17. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact

PLANNING COMMISSION MEETING OF JANUARY 22, 2004

Planning and Development Department

Item 89 – SDR-3431

CONDITIONS – Continued:

Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, or compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SUP-3479 - LAMAR OUTDOOR ADVERTISING ON BEHALF OF NEWBERG-FIORELLO DEVELOPMENT - Request for a Special Use Permit FOR A PROPOSED 40 FOOT TALL, 14 FOOT BY 48 FOOT, OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 2475 South Jones Boulevard (APN: 163-02-802-006), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

IF APPROVED: C.C.: 02/18/04

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – DENIED – UNANIMOUS with DAVENPORT abstaining because of a business relationship with Lamar Outdoor Advertising and NIGRO excused

This is Final Action.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, outlined the three concerns. First involved the billboard's location in a courtyard between the two buildings, detracting from the overall aesthetics of the lot. Second is that there are no other billboards within this segment of Jones Boulevard. Thirdly, the billboard would be located within 55 feet of the on-premise sign for the commercial development. Staff determined this to be an inappropriate site for a billboard and recommended denial.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004

Planning and Development Department

Item 90 – SUP-3479

MINUTES – Continued:

SCOTT NAFTZGER, Lamar Outdoor Advertising, 1863 Helm Drive, pointed out that the sign would be located approximately 400 feet north of Sahara and would conform to all setbacks and code requirements. Although the column would be located within a courtyard, the courtyard is used only for smoke breaks. He presented a photograph to demonstrate how the courtyard obscured the column and allows for a 60-foot setback from the right-of-way. There is no interference with the on-premise sign.

TODD FARLOW, 240 North 19th Street, protested a sign with its pigeons in a courtyard where people sit and take their breaks.

COMMISSIONER McSWAIN concurred with staff's assessment.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(2:35 – 2:39)

6-3655

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**PLANNING COMMISSION MEETING OF: JANUARY 22, 2004****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

SUP-3491 - FIESTA HOMES ON BEHALF OF GUNAY SARIHAN AND RAZIA ISANI -
Request for a Special Use Permit and a Waiver of a condition TO ALLOW A SENIOR HOUSING COMPLEX IN THE C-2 (GENERAL COMMERCIAL) DISTRICT adjacent to the west side of Decatur Boulevard, approximately 850 feet south of Lake Mead Boulevard (APN: 138-24-703-006), U (Undeveloped) Zone [GC (General Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 5 (Weekly).

IF APPROVED: C.C.: 02/18/04**IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)****PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:**DAVENPORT – APPROVED subject to conditions– UNANIMOUS with NIGRO excused****To be heard by the City Council on 2/18/2004****MINUTES:**

CHAIRMAN TRUESEDELL declared the Public Hearing open on Item 91 [SUP-3491] and Item 92 [SDR-3496].

MARGO WHEELER, Deputy Director of Planning and Development Department, summarized the mixed-use project with the commercial property at the front on Decatur Boulevard. That continues the commercial aspect of this area of Decatur. The senior housing is to the rear, which requires the waiver. The design is appropriate and represents the best use of the property. The parking that will separate the two components will serve the commercial portion. The waiver of landscaping is not required, but was noticed as part of the original review. The site development plan significantly meets all code requirements, represents a very positive project and staff recommended approval.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 91 – SUP-3491

MINUTES – Continued:

ATTORNEY BILL CURRAN, Curran and Parry, 300 South Fourth Street, appeared on behalf of the applicant and with project architect DENNIS RUSK. He presented various renderings of the 150 senior units. The project is unique only because it is being developed under a new City ordinance reducing parking requirements for senior complexes. The retail area will primarily service the residents of the senior component along with other area residents. This is the first phase of a two-part project. Another one-acre parcel to the south and rear is in escrow and the intent is to annex into the City and develop that property for a total of 216-unit project. The surrounding area includes warehouse/commercial property to the north and multi-family apartments to the south and east. After working with the City and the area, the project is unanimously supported.

TODD FARLOW, 240 North 19th Street, requested to see the elevations. CHAIRMAN TRUESDELL directed that the renderings be displayed on the overhead. ATTORNEY CURRAN pointed out the manner in which the building was stepped back, creating a two-story appearance with a setback third story. Some effort was taken to be sensitive to the neighbors abutting the rear through the use of landscaping. Staff's suggestion for dormer windows will be incorporated for aesthetic purposes. CHAIRMAN TRUESDELL confirmed with MS. WHEELER that the dormer windows would be handled by staff and an added condition was not required. COMMISSIONER DAVENPORT complimented the appearance of the building and the use of a drive-thru. ATTORNEY CURRAN concurred with all conditions.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing open on Item 91 [SUP-3491] and Item 92 [SDR-3496].

NOTE: All discussion for Item 91 [SUP-3491] and Item 92 [SDR-3496] was held under Item 91 [SUP-3491].

(2:39 – 2:47)

6-3928/7-1

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.040.C for Senior Citizen Apartments.
2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-3496).

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 91 – SUP-3491

CONDITIONS – Continued:

3. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
4. The structures shall be compatible with the scale and massing of the types of development allowed in the applicable zoning district and shall provide a transition to less intensive development.
5. A waiver is granted to allow 20 units to be constructed on the first floor.
6. Rooflines and façade elements shall be articulated in order to breakdown the apparent massing of the structures.
7. The primary resident or guest entryway to the apartments must be independent of ground floor commercial uses, and must be directly accessible from and oriented to a street.
8. The overall architecture of the front elevation shall highlight the difference in uses through variations in volume and proportion, and shall be treated as a cohesive whole through finishes and colors.
9. For any development that, in accordance with Title 19.08.045, is allowed to exceed the maximum lot coverage provisions set forth in that Section, all landscape buffer requirements shall be met. In addition, for any development that not located within the Downtown Las Vegas Redevelopment Area, as established by Ordinance No. 3218 and amended from time to time, the minimum setback requirements for the C-1 (Limited Commercial) district shall be met.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SDR-3496 - FIESTA HOMES ON BEHALF OF GUNAY SARIHAN AND RAZIA ISANI -

Request for a Site Development Plan Review FOR A SENIOR HOUSING COMPLEX AND A WAIVER OF THE PERIMETER LANDSCAPING REQUIREMENTS on 2.16 acres adjacent to the west side of Decatur Boulevard, approximately 850 feet south of Lake Mead Boulevard (APN: 138-24-703-006), U (Undeveloped) Zone [GC (General Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 5 (Weekly).

C.C.: 02/18/04

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

DAVENPORT – APPROVED subject to conditions – UNANIMOUS with NIGRO excused

To be heard by the City Council on 2/18/2004.

MINUTES:

NOTE: See Item 91 [SUP-3491] for related discussion.

(2:39 – 2:47)

6-3928/7-1

CONDITIONS:

Planning and Development

1. A Special Use Permit (SUP-3491) to allow the Senior Citizen Apartment in a C-1 (Limited Commercial) district.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 92 – SUP-3496

CONDITIONS – Continued:

3. All development shall be in conformance with the site plan and building elevations, date stamped 2/18/04, except as amended by conditions herein.
4. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. Landscape materials in the public right-of-way shall conform to the Downtown Centennial Plan standards.
5. Street lighting and sidewalk paving treatments shall be installed in conformance with the Downtown Centennial Plan standards.
6. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
7. Any new utility or power service line provided to the parcel shall be placed underground from the property line to the point of on-site connection or service panel location.
8. Applicant shall meet with staff of the Planning and Development Department prior to the issue of building permits to develop an address plan of the development.

Public Works

9. Construct all incomplete half street improvements on Fairhaven Street adjacent to this site concurrent with development. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
10. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
11. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
12. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004

Planning and Development Department

Item 92 – SUP-3496

CONDITIONS – Continued:

13. Coordinate with the Collection Systems Planning Section of the Department of Public Works to extend public sanitary sewer to the western boundary of this site at a location and depth acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits.
14. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or the submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, whichever may occur first, if allowed by the City Engineer.
15. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, or compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 92 – SUP-3496

CONDITIONS – Continued:

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SDR-3502 - NICHOLLE JONES-PARKER ON BEHALF OF BARBARA ANN HOLLIER TRUST - Request for a Site Development Plan Review FOR THE CONVERSION OF AN EXISTING OFFICE TO A CHILD CARE CENTER at ~~3701 West Charleston Boulevard~~ 3101 West Charleston Boulevard (APN: 162-05-112-008), P-R (Professional Office and Parking) Zone, Ward 1 (Moncrief).

IF APPROVED: C.C.: 02/18/04

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

2

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

DAVENPORT – APPROVED subject to conditions– UNANIMOUS with NIGRO excused

To be heard by the City Council on 2/18/2004.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, outlined the 5,000 square foot building to be converted via an interior remodel, reconfiguration of parking to include a play area to the west of the existing structure and retention of the adequate landscaping planters. The business will employ approximately 7 people to care for 97 children. Staff recommended approval.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 93 – SDR-3502

MINUTES – Continued:

SHERILYNN HIDALGO, 7730 West Sahara Avenue, and NICHOLLE JONES-PARKER, 3913 Total Canyon Lane, concurred with all conditions.

COMMISSIONER GOYNES cautioned the applicants to do a thorough background check on all employees.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(2:47 – 2:49)

7-403

CONDITIONS:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. All development shall be in conformance with the site plan and building elevations date-stamped February 18, 2004, except as amended by conditions herein.
3. Conformance to all Minimum Requirements under Title 19.04.040 for a Child Care Center use.
4. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems should be cause for revocation of a business license.]
5. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
6. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize ‘shoe-box’ fixtures and downward-directed lights. Wallpack lighting shall utilize ‘shoe-box’ fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 93 – SDR-3502

CONDITIONS – Continued:

7. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
8. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
9. All City Code requirements and design standards of all City departments must be satisfied.
10. Trash enclosures shall be constructed to include screen walls and a roof.
11. The applicant shall meet with Planning and Development Staff to develop an address plan prior to the issue of permits.

Public Works

12. Provide a traffic chord easement on the southwest corner on Charleston Boulevard and Campbell Drive. Coordinate with the Right-of-way Section of the Department of Public Works for assistance in preparing the appropriate documents.
13. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 93 – SDR-3502

CONDITIONS – Continued:

14. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, or compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

15. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - SDR-3201 - TABERNACLE OF PRAISE CHURCH OF GOD IN CHRIST ON BEHALF OF THE BUREAU OF LAND MANAGEMENT - Request for a Site Development Plan Review FOR EXISTING TEMPORARY MODULAR TRAILERS TO BECOME PERMANENT on 5 acres at 7550 Constantinople Avenue (APN: 138-10-101-020), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation], Ward 4 (Brown).

C.C.: 02/18/04

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES – DENIED– Motion carried with McSWAIN voting No.

To be heard by City Council on 2/18/2004.

MINUTES:

ADRIENNE LOW, Planning and Development Department, explained that this project began in the County and was subsequently annexed into the City. The church and trailers currently exist on the site. The applicant intends to renovate both the exterior and interior of the trailers to house a childcare center. She noted that single-family dwellings exist to the south; therefore trailers are not considered compatible and staff recommended denial.

MIKE JACKSON, 7550 Constantinople, acknowledged meeting with staff to review the conditions and addressing the issue of the trailers. MR. JACKSON stated that plans include putting a false front on the trailers to make them similar in appearance to the existing structure to the west.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 94 – SDR-3201

MINUTES – Continued:

MR. JACKSON informed that the trailers have been on that site for approximately four years and there have never been any complaints from the adjacent neighbors. He asked for consideration to allow the trailers to remain permanently.

In response to COMMISSIONER McSWAIN'S query, MR. JACKSON confirmed that the elevations submitted are compatible with the existing elevations of the fellowship structure to the west. He estimated it would be completed 15 months after obtaining the necessary permits. He also verified that there are no bond requirements. MR. WALTON concurred. COMMISSIONER McSWAIN asked if the project presently conforms to the requirements of Title 19. Staff replied affirmatively. MS. LOW confirmed that the applicant intends to construct the project in phases.

COMMISSIONER McSWAIN noted that her business is developing a site and utilizing a modular unit that will include architectural and landscaping enhancements, she questioned whether this would be appropriate and if so, why the applicant's project is not specifically since it is a church which is an allowable use. MS. LOW stated that the applicant's development is adjacent to residential and there remains the issue of compatibility. MS. LOW agreed that the proposed elevations will utilize enhanced architectural features and will make the trailers look like a building. MR. CLAPSADDLE interjected that based on the original approval it was agreed that the trailers would be temporary and would be removed. COMMISSIONER McSWAIN challenged that the applicant intends to make a substantial investment to upgrade the property to conform to City standards.

Relative to the bonding issue, CHAIRMAN TRUESDELL questioned whether the Commission has the ability to require a bond for the exterior improvements. CITY ATTORNEY BRYAN SCOTT clarified that most situations requiring a bond pertain to instances where the applicant failed to perform and the City subsequently hires another contractor to do so. He could not recall any instance where it would apply to façade improvements. Addressing the applicant, CHAIRMAN TRUESDELL asked whether he had met with the Building Department relative to making the trailers permanent and additionally if he would be willing to accept of six-month review. MR. JACKSON stated he did meet with the Building Department and would accept a six-month review. As an added thought, CITY ATTORNEY SCOTT noted that there is a risk factor if the applicant makes the required modifications and the application is denied the applicant would still be required to remove the trailers. He suggested either removing the modular structures or requiring the applicant to do the façade without any future review.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 94 – SDR-3201

MINUTES – Continued:

COMMISSIONER GOYNES agreed with CITY ATTORNEY SCOTT and encouraged the applicant to carefully consider those comments.

MR. JACKSON pointed out that several years ago, the Building Department came out to do an inspection and required extra modifications, one of which included adding a handicap ramp. CHAIRMAN TRUESDELL having experienced a similar situation acknowledged that when inspections are performed, the Building Department is quite aware that a trailer is only a temporary structure. He added that in the long run, it would be less costly to construct a traditional permanent structure.

COMMISSIONER DAVENPORT questioned whether the trailers were on a permanent foundation. MR. JACKSON replied that they were on pedestals. COMMISSIONER DAVENPORT agreed with CHAIRMAN TRUESDELL that it would be more advantageous to sell off the trailers and build a permanent structure.

No one appeared in opposition.

There was no further discussion.

(5:37 – 6:00)

1-729

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

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DISCUSSION

SUBJECT:

TXT-3679 - CITY OF LAS VEGAS - Discussion and possible action to amend Title 19.04.10 and Ordinance 5609 to allow the use "Keeping of Carrier or Racing Pigeons" by means of a Special Use Permit.

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

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RECOMMENDATION:

Staff has NO RECOMMENDATION.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application (Not Applicable)
3. Staff Report

MOTION:

GOYNES – APPROVED– UNANIMOUS with NIGRO excused

This Item will be forwarded to City Council in Ordinance Form.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, described the text amendment which would expand the number of districts wherein carrier or racing pigeons may be kept. It will require a special use permit in zoning districts R-1, R-CL, R-2, C-D, C-1, C-2, C-M and M in order to provide an individual public hearing review of each site. At that time any conditions necessary may be imposed to insure compatibility. CHAIRMAN TRUESDELL indicated he would also like some type of evidence that the neighbors support an request. MR. CLAPSADDLE indicated that although it would not be part of the ordinance itself, staff would suggested a neighborhood meeting. Staff has no recommendation for the text amendment. CHAIRMAN TRUESDELL commented that given the number of times the matter has come before the City, it must be a sport rapidly growing in popularity.

PLANNING COMMISSION MEETING OF JANUARY 22, 2004
Planning and Development Department
Item 95 – TXT-3679

MINUTES – Continued:

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(2:51 – 2:53)

7-521



PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: JANUARY 22, 2004

CITIZENS PARTICIPATION:

ITEMS RAISED UNDER THIS PORTION OF THE PLANNING COMMISSION AGENDA CANNOT BE ACTED UPON BY THE PLANNING COMMISSION UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN COMPLIED WITH. THEREFORE, ACTION ON SUCH ITEMS WILL HAVE TO BE CONSIDERED AT A LATER TIME.

MINUTES:

TODD FARLOW, 240 North 19th Street, informed the Planning Commission of the recommencement of lectures on sustainable architecture in February. He questioned COMMISSIONER NIGRO's absence. Lastly, he asked the status of the beautiful apartment project proposed for First Street and Bonanza Road. DEPUTY CITY ATTORNEY BRYAN SCOTT advised that there is existing litigation regarding the project and that he could not speak further about the project. It is hoped that the project will eventually be constructed, but the matter is currently pending before the Supreme Court.

(2:53 – 2:55)

7-590

MEETING ADJOURNED AT 2:55 P.M.

Respectfully submitted:

ANGELA CROLLI, DEPUTY CITY CLERK

DEENY ARAUJO, DEPUTY CITY CLERK